



Feather Dell, Hatfield, AL10 8DD
Chain Free £180,000



Feather Dell, Hatfield

Conveniently located in a cul de sac adjacent to the town centre, and with walking distance of the train station and Galleria shopping and leisure centre, is this chain free one bedroom ground floor maisonette with its own private patio garden.

The accommodation briefly comprises of entrance hall with storage cupboards, living room with door to garden, a double bedroom with two built in double wardrobes, bathroom/wc with bath and shower over, double glazing and gas radiator central heating with combination boiler.

Outside there is a private patio garden area accessed from the living room, resident permit parking is available adjacent to the property.

Please call our Welwyn/Hatfield team on 01707 270777.





Entrance Hall

Double glazed entrance door to front, radiator, tiled floor, two storage cupboards, doors to:

Living Room

Double glazed window to rear and door leading to garden area, radiator.

Kitchen

Fitted with a range of wall and base units, complimentary work surfaces and tiled splash back, stainless steel sink/drainer with mixer tap, space for cooker, fridge and washing machine, tiled floor, cupboard housing gas fired combination boiler, double glazed window to front.

Double Bedroom

Double glazed window to rear, radiator, two built in double wardrobes.

Bathroom/wc

Panel enclosed bath with mixer tap and electric shower over, pedestal wash hand basin with mixer tap, dual flush wc, complimentary wall tiling to full height, radiator, double glazed window to front.

Private Patio/Garden

Picket fence and hedge to front, paving, door to living room.

Parking

Resident permit parking.

Leasehold Information

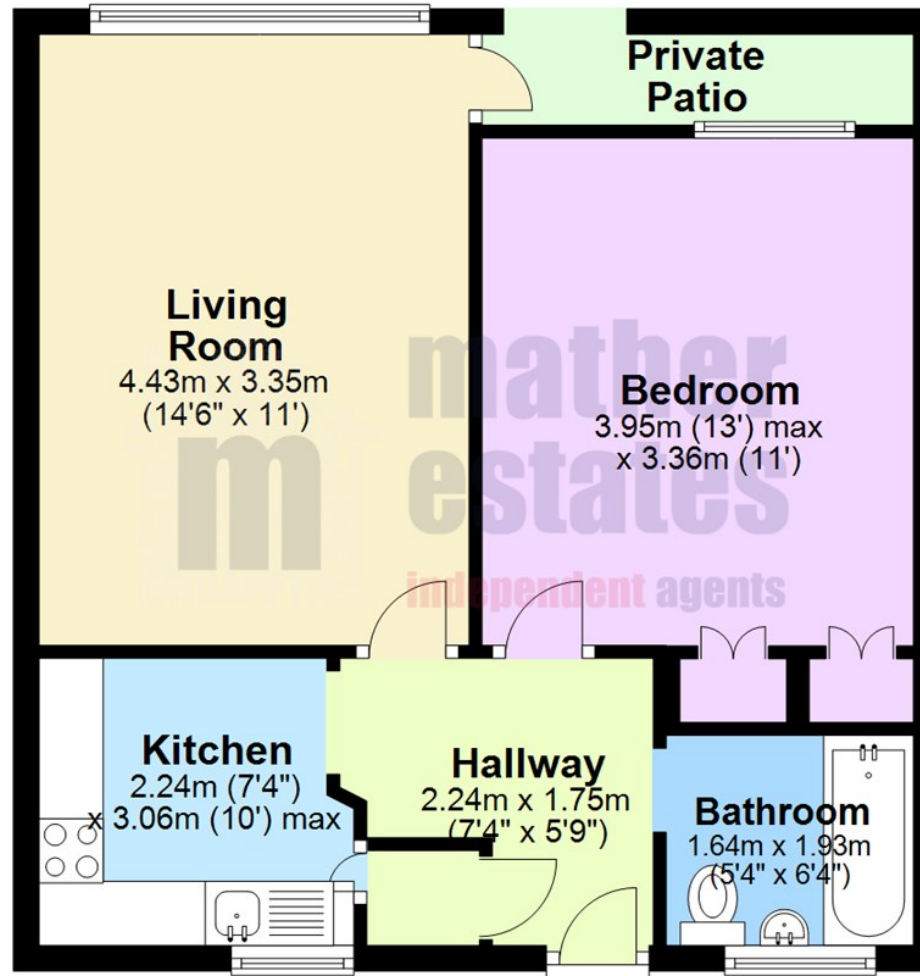
Term; 125 years with approximately 86 years remaining

Ground Rent; £10 pa (No reviews)

Service Charge; £523.44 pa including building insurance.



Ground Floor

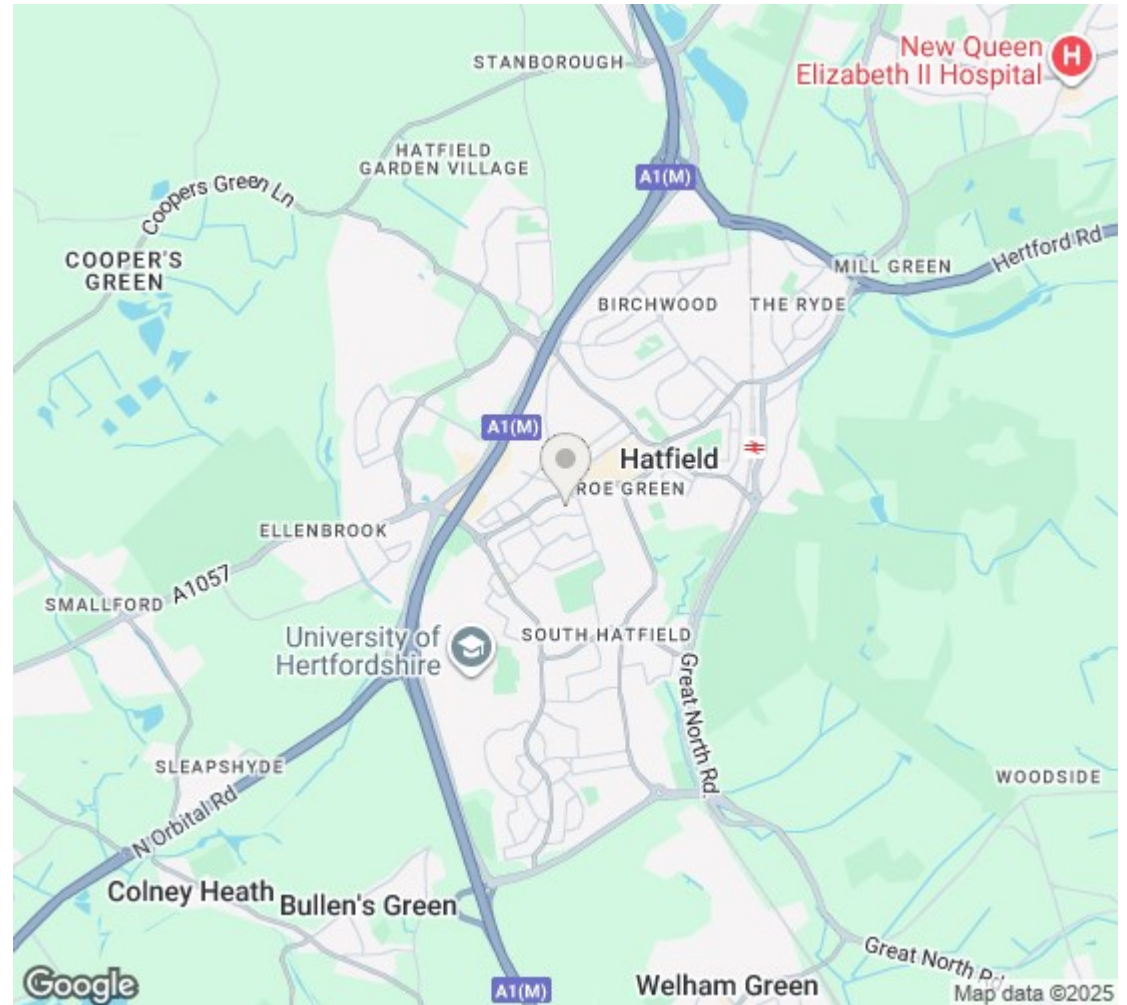


Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	75
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

27 Market Place, Hatfield, Hertfordshire, AL10 0LJ
 01707 270777 | hatfield@matherestates.com