



Connells

Tudor Close
Hatfield



Property Description

A CHAIN FREE two bedroom GROUND FLOOR maisonette situated in a popular area of Hatfield.

This property offers a good array of storage cupboards/room, lounge, kitchen, bathroom and two double bedrooms and would make an ideal first time purchase or buy to let investment. Comes with allocated parking and visitors parking in a ideal cul-de-sac location

VIEWINGS IS HIGHLY RECOMMENDED.



Lounge

9' 8" x 11' 5" (2.95m x 3.48m)

Big storage cupboard, TV and phone points.

Kitchen

8' 1" x 5' 5" (2.46m x 1.65m)

Cupboards through and high and low levels, room for fridge freezer, washing machine, electric oven and hob, double glazed window to the side, extractor fan.

Bedroom 1

8' 6" x 13' 4" (2.59m x 4.06m)

Electric Radiator, Double glazed windows to the front, TV point.

Bedroom 2

8' 8" x 9' 5" (2.64m x 2.87m)

Double glazed window to the rear, electric radiator, fitted wardrobes.

Bathroom

Electric shower, bathtub, extractor fan, Low level w/c, Wash hand basin, Frosted double glazed window to the rear.

Communal Garden

Shared with upstairs. Laid to lawn.

Parking

One allocated space, additional visitors parking.

Agents Note

Please note the vendor has informed us the lease extension process is underway so will be sold upon completion with a 999 year lease The Ground rent is £0. The Annual service charge is £851.88.

Buyers Note

*Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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38 Wigmores North
 WELWYN GARDEN CITY AL8 6PH

EPC Rating: D Council Tax
 Band: C

Service Charge: 851.88 Ground Rent:
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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