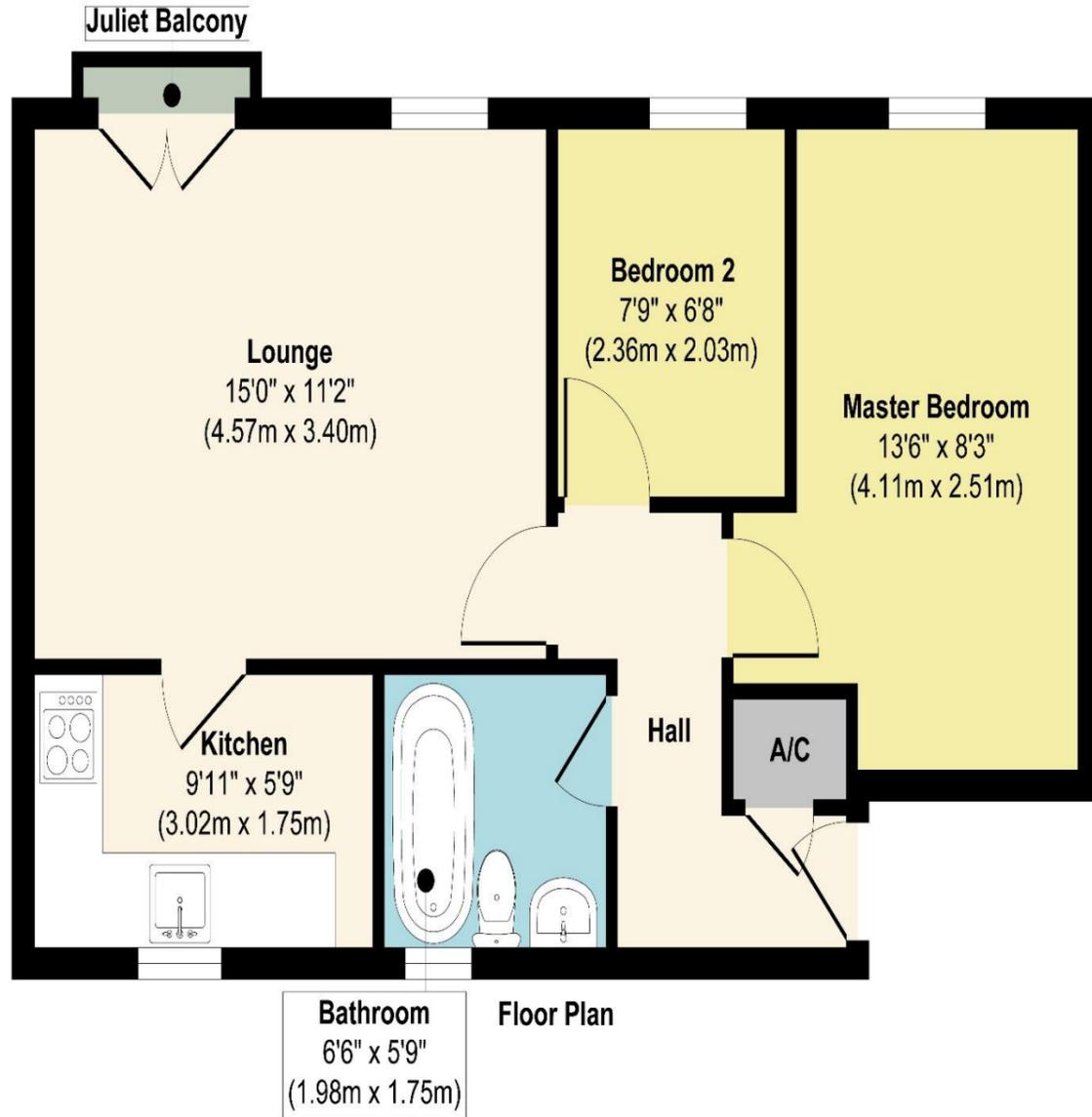


Walsingham Close, Hatfield



Approx. Gross Internal Floor Area 502 sq. ft / 46.63 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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			
England & Wales		70	79
EU Directive 2002/91/EC			

THE CONSUMER PROTECTION REGULATIONS 2008 & THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight of the Title documents. Referenced to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore, solicitors should confirm that items described in the sales particulars are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchasers should check the accuracy of the measurements themselves.

Walsingham Close, Hatfield Leasehold Guide Price £170,000



CHAIN FREE two bedroom apartment with communal gardens, visitor parking and allocated parking. Features a bright lounge with Juliet balcony, separate kitchen, two bedrooms and a bathroom. Ideal for first time buyers or investors.

- CHAIN FREE
- Lounge with French doors and Juliet balcony
- Well maintained development
- Allocated parking space
- Extensive visitor parking
- Well kept Communal gardens
- Practical and spacious bedrooms
- Bathroom with electric shower
- Bright two bedroom apartment
- Close proximity to Hatfield Town Centre, Hatfield Station and The Galleria





Communal Areas

Well maintained communal gardens, with extensive visitor parking available along with a private allocated space. Secure entry system and carpeted stairs serving all floors of the block.

Entrance Hall

Wood laminate flooring, rear aspect window providing natural light, airing cupboard, electric radiators and doors to bedrooms, bathroom, and lounge.

Lounge

Bright living space with carpeted flooring, French doors opening to a Juliet balcony and access to the kitchen.

Kitchen

Laminate flooring, fitted base and eye level units, roll top work surfaces and a stainless steel sink with drainer. Includes an electric oven and hob with an overhead extractor hood, a separate extractor fan, and spaces for two appliances such as a washer dryer, dishwasher or half height fridge, along with a rear window for natural light.

Bathroom

The bathroom features wood laminate flooring and part tiled walls with tiled splashbacks. It includes a panel enclosed bath fitted with an electric shower, along with a pedestal wash hand basin and a low level wc. An extractor fan is also installed, keeping the room fresh and easy to maintain.

Master Bedroom

A bright and welcoming main bedroom with wood laminate flooring and a radiator, offering comfortable space for a double bed and furniture. The fuse box is neatly positioned, keeping it accessible without affecting the room's usability.

Bedroom Two

A well proportioned second bedroom with wood laminate flooring and a radiator. It offers versatile space that works well as a guest room, home office or nursery, giving strong flexibility for different needs.

Further Details

The property is Freehold
Council Tax Band - Band C

AGENT'S NOTE: If you are considering this property as a buy to let investment, please speak to a member of our Lettings Team for an up-to-date rental valuation and the suitability of the property. Properties in the local area are always required by Raine and Co.