



Lemsford Road, Hatfield, AL10 0FG

£175,000



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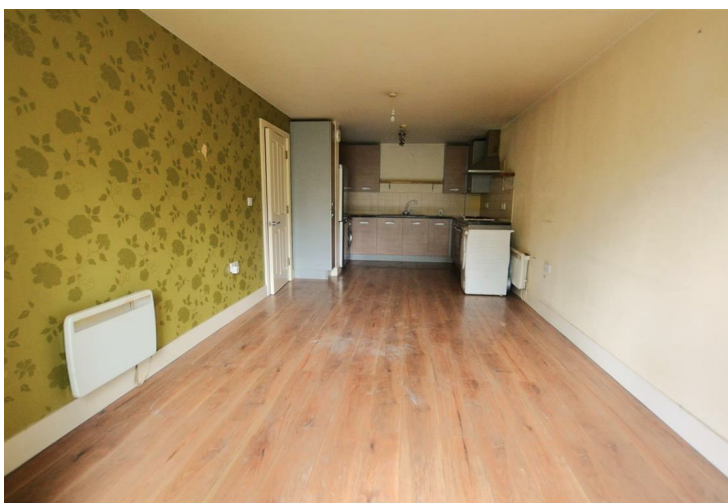
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Forum House, Lemsford Road, Hatfield

Spacious one double bedroom ground floor flat with its own private garden and allocated parking, situated adjacent to the town and within a short walk of the train station, University, Business Park and Galleria shopping and leisure centre.

The accommodation briefly comprises of entrance hall with security entryphone system, open plan living room/kitchen with door to garden, kitchen with built in appliances, a double bedroom with built in wardrobes, bathroom/wc. The flat is double glazed and has electric heating.

Outside there is a private garden to the rear, car park adjacent with a private allocated parking space. Chain free sale with immediate vacant possession.







Communal Entrance Hall

Double glazed entrance door, security entryphone system, stairs and lift to all floors, door to:

Private Entrance Hall

Security entryphone, electric heater, storage cupboard, airing cupboard, wood effect floor, doors to:

Open Plan Living room/Kitchen

24'6 x 10'4

Double glazed window to rear and door to garden, electric heaters, wood effect flooring, open plan to kitchen.

Kitchen

Fitted with a range of wall and base units, complimentary work surfaces with tiled splash back, inset one and a half bowl stainless steel sink with mixer tap, built in stainless hob with oven under and chimney style extractor hood over, space for fridge/freezer and washing machine, wood effect flooring.

Double Bedroom

12'4 x 11'2

Two double glazed window to rear, electric heater, built in double wardrobe, wood effect flooring.

Bathroom

Comprising of panel enclosed bath with mixer tap and shower over, glazed shower screen, pedestal wash hand basin with mixer tap, dual flush wc, complimentary wall tiling, tiled floor, shaver point, electric heater, heated towel rail, extractor fan.

Private Allocated Parking

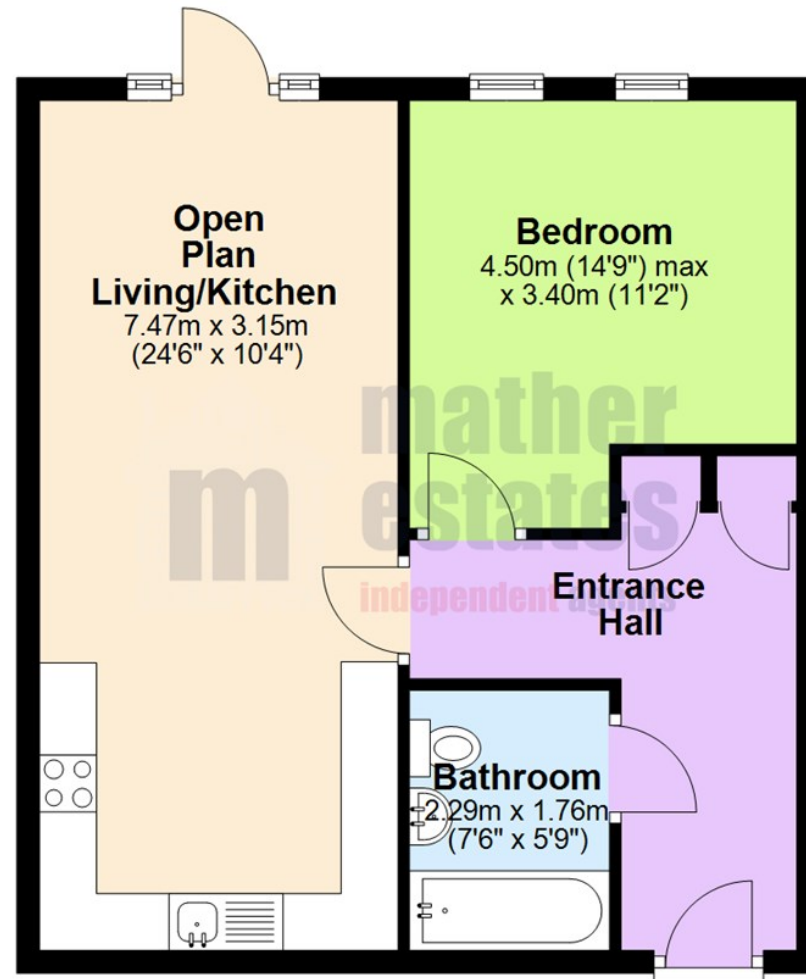
Private allocated parking space to the rear for one vehicle.

Private Garden



Patio area to the immediate rear, lawn, fencing to boundary.

Ground Floor

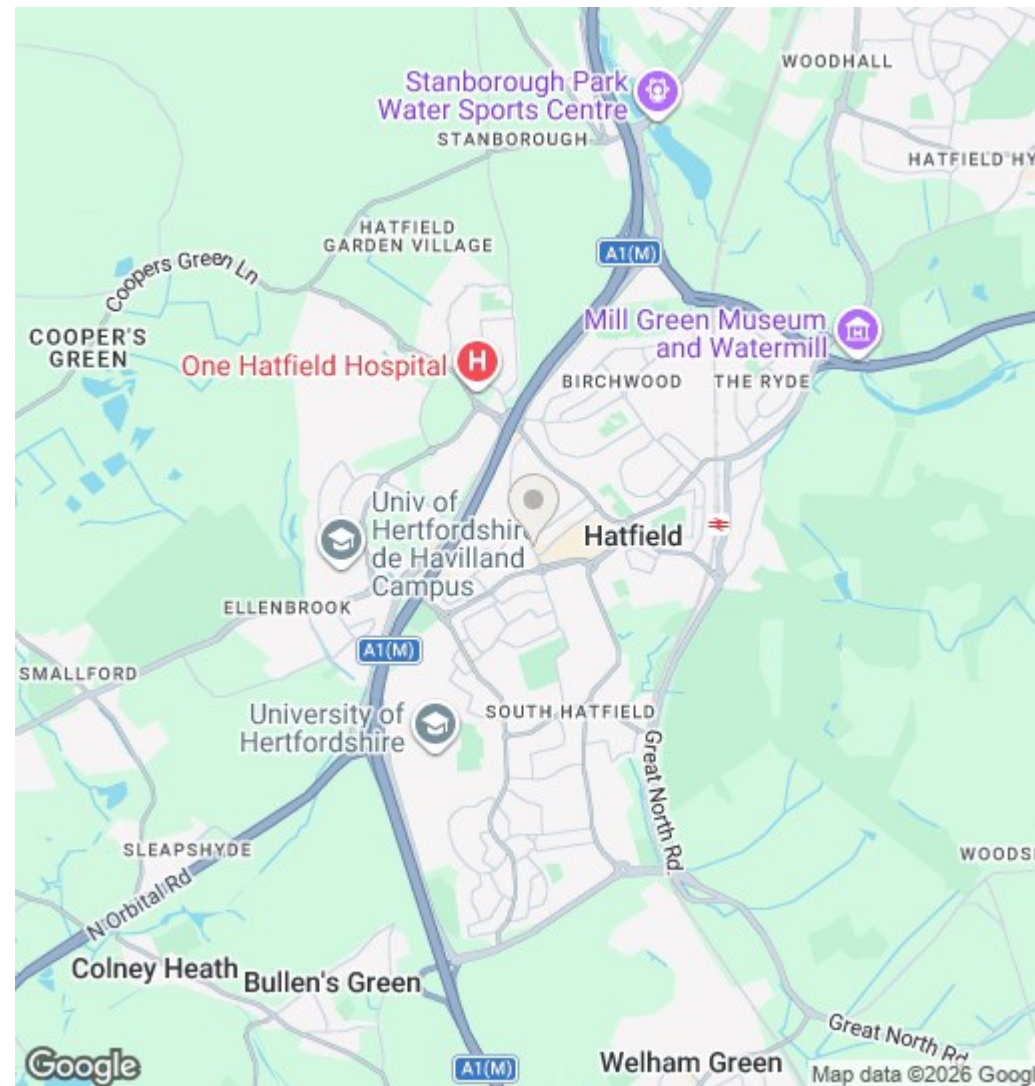


Total area: approx. 50.3 sq. metres (541.2 sq. feet)

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		
	80	84
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. The measurements indicated are supplied for guidance only and must be considered incorrect.
3. Potential buyers are advised to recheck measurements before committing to any expense. No equipment, fixtures, fittings or services have been checked, it is in the buyers interests to check the working condition of any appliances.
4. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.
5. To conform with the Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers, prior to any offer being formally accepted and a memorandum of sale being issued. We require all buyers to pay a fee of £30 inc vat to Mather Estates. You will then be required to provide your name, address, email, date of birth and ID to our nominated third party to confirm your identity.

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