

## Walsingham Close, Hatfield, AL10 0RP

Welcome to this charming first-floor studio flat located on Walsingham Close in Hatfield. Unique Estates is delighted to present this spacious and recently refurbished property, perfect for those seeking a comfortable and modern living space.

As you enter the flat, you will immediately appreciate the fresh and inviting atmosphere, thanks to the full redecoration throughout. The studio layout offers a versatile living area that can be tailored to your personal style and needs. The property features a well-appointed bathroom, ensuring convenience and comfort.

One of the standout features of this flat is the newly fitted kitchen, which comes complete with integrated appliances, including a Cooke & Lewis oven & hob. This modern kitchen is ideal for those who enjoy cooking and entertaining, providing ample space for meal preparation and dining.

Situated just a short walk from The Galleria, local shops, and excellent transport links, this flat offers both convenience and accessibility. Whether you are commuting to work or exploring the local area, you will find everything you need within easy reach.

This studio flat is an excellent opportunity for individuals or couples looking for a stylish and practical home in Hatfield. With its prime location and modern amenities, it is sure to attract interest. Do not miss the chance to make this delightful property your new home.

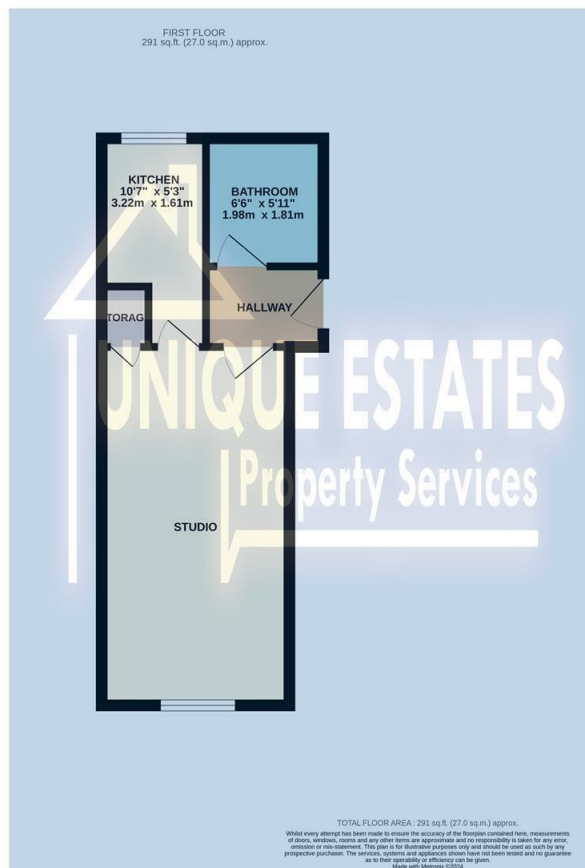


**£1,200 Per month**

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Our company is members of TPO (The property ombudsman service), DPS, OFT approved code and registered with ICO



- REFURBISHED PROPERTY
- SPACIOUS STUDIO FLAT
- FIRST FLOOR
- DOUBLE GLAZED WINDOWS
- MODERN PANEL HEATERS
- 3 PIECE BATHROOM SUITE WITH SEP SHOWER UNIT
- NEW FITTED KITCHEN
- NEW FLOORING
- WALKING DISTANCE TO THE GALLERIA & TRANSPORT LINKS
- PARKING AND WELL KEPT COMMUNAL GARDENS



The property Misdescriptions Act 1991

Unique Estates Property Services are not qualified surveyors and this report is a description of what items are in the property. Please note Unique Estates Property Services do not test appliances or any fixtures, fittings, effects or services. A buyer is advised to obtain verification from their solicitor/surveyor for the above. The agent has not had sight of the title documents and references to the tenure of the property are based on information supplied by the vendor and should be verified by the buyers solicitors. All room sizes have been measured using an electronic sonic tape device, the accuracy of which cannot be guaranteed. Items shown in the photographs are not included unless arranged through the vendor and buyers solicitors. You are advised to make your own checks before contemplating a purchase, especially if exact measurement is of particular importance to you.