



12 Hedges Close, Hatfield, AL10 0HZ

£1,300 Per Month



Stunning, well-sized 2-bedroom flat in the heart of Hatfield, ideally suited to a couple or small family.

The flat offers a large open-plan living and dining area with modern laminate flooring, creating plenty of space for everyday family living.

The fitted kitchen includes white goods, ample cupboard space and work surfaces. There are two generously sized bedrooms, a fitted bathroom with a bathtub, and good storage throughout.

The property is conveniently located within approximately a 10-minute walk of Hatfield town centre and also benefits from plenty of off-road parking.

Key Features

- * Two spacious bedrooms
- * Large open-plan living and dining area
- * Fitted kitchen with white goods
- * Bathroom with bathtub
- * Unfurnished
- * Off-road parking
- * Close to Hatfield town centre
- * Couples and families welcome

Holding Deposit and Referencing

A holding deposit equivalent to one week's rent is required to secure the property and begin the referencing process. Referencing and tenancy onboarding will be completed through Goodlord.

Once referencing has been successfully completed, the following will be required before moving in:

- * Four weeks' security deposit
- * One month's rent in advance

Viewing

Please contact our MKP MANAGEMENT Office on 0121 472 5897 if you wish to arrange a viewing appointment for this property or require further information.



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.