



Wenham Place, Hatfield, AL10 0DD

£215,000



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## Wenham Place, Hatfield

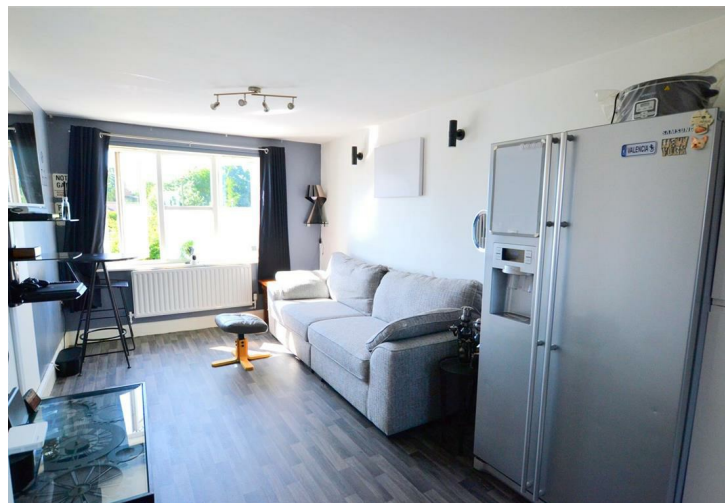
Situated in a cul de sac just a short walk from the town centre, and within walking distance of the train station and Business Park, is this spacious first floor flat.

The property briefly comprises of a communal entrance hall with security entry phone system, spacious private entrance hall with a large walk in storage cupboard and additional storage cupboard, 24' dual aspect open plan living room/kitchen, double bedroom with built in wardrobe, bathroom/wc, double glazing and gas radiator central heating.

Outside there are communal gardens, refuge and drying areas. There is a private allocated parking space and guest spaces to the front.

Newly extended lease of 125 years.

Please note a 50% share is also available for £107,500.





#### **Communal Entrance Hall**

Communal entrance door to front, security entry phone system, stairs to first floor landing, private entrance door to apartment.

#### **Entrance Hall**

Security entry phone, radiator, wood effect floor, storage cupboard, doors to:

#### **Lounge**

Double glazed window to front, radiator, wall light points, open plan to kitchen, wood effect flooring.

#### **Refitted Kitchen**

Fitted with a range of wall and base units, complimentary work surfaces with tiled splashback, stainless steel one and a half bowl sink drainer unit with mixer tap and cupboard under, inset electric hob with oven under and extractor hood over, space for fridge/freezer, washing machine and dishwasher, double glazed window to rear, wood effect flooring.

#### **Double Bedroom**

Double glazed window to front, radiator, television and telephone points.

#### **Refitted Bathroom**

White suite comprising of panel enclosed bath with mixer tap and shower attachment, complimentary wall tiling surround, w/c, vanity wash hand basin with storage under, extractor fan, radiator, wood effect flooring, double glazed window to rear.

#### **Communal Grounds**

Well kept grounds which are mainly laid to lawn, flower and shrub beds, various evergreens, communal drying area and bin stores

#### **Private Parking**

Private allocated and guest parking available.

#### **Leasehold Information**

Annual Service charge £1123.80

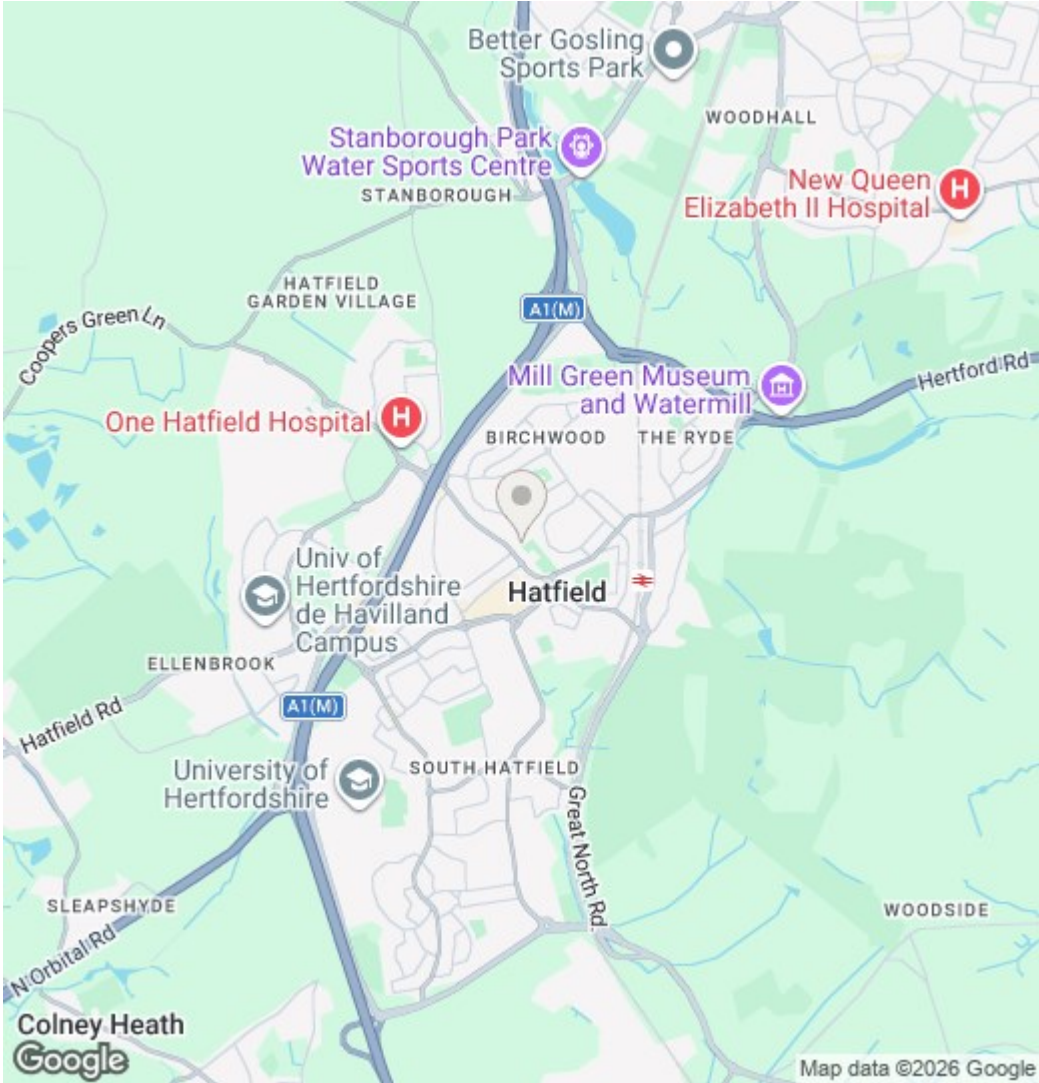
Annual Ground rent; Peppercorn

125 years remaining



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   | 81                      | 81        |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | 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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