

LEASEHOLD



Apartment

# WENHAM PLACE, HATFIELD, HERTFORDSHIRE, AL10

Guide Price

£235,000

## FEATURES

- Well-Presented One Bedroom Ground Floor Apartment
- Brand New 125 Year Lease (No Ground Rent)
- Gas Central Heating
- Allocated Parking
- Modern Development
- Easy Access To Communal Gardens
- Walking Distance To The Town & Station
- Chain Free



# Wenham Place Hatfield AL10 0DD

CHAIN FREE - Forming part of this modern development is this well-presented one bedroom ground floor purpose-built apartment located within walking distance of the town centre and Hatfield BR. **ALLOCATED PARKING**

Further benefits include allocated parking, gas central heating, double glazing, easy access to grassed communal garden for relaxation, laundry area in the garden & bike storage.

The property is currently vacant but has previously been rented for £1350 PCM, so would make the ideal investment purchase.

The vendor has recently extended the lease to 125 years from April 1st 2025 and there is no zero ground rent.

Please call now to arrange a viewing.

## ACCOMMODATION

### ENTRANCE HALL

### LOUNGE

15'1" x 9'10"

### KITCHEN

9'10" x 9'10"

### BEDROOM

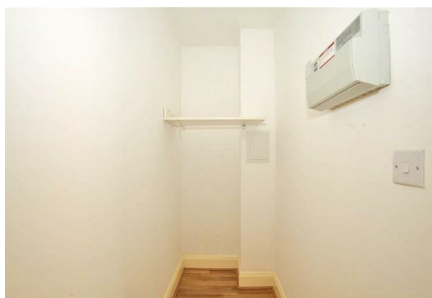
11'10" x 9'10"

### BATHROOM

6'7" x 5'5"

### OUTSIDE:

### COMMUNAL GARDENS



MOUNT & CO | 2 MARKET PLACE, HERTFORD, HERTFORDSHIRE, SG14 1DF





Call us on

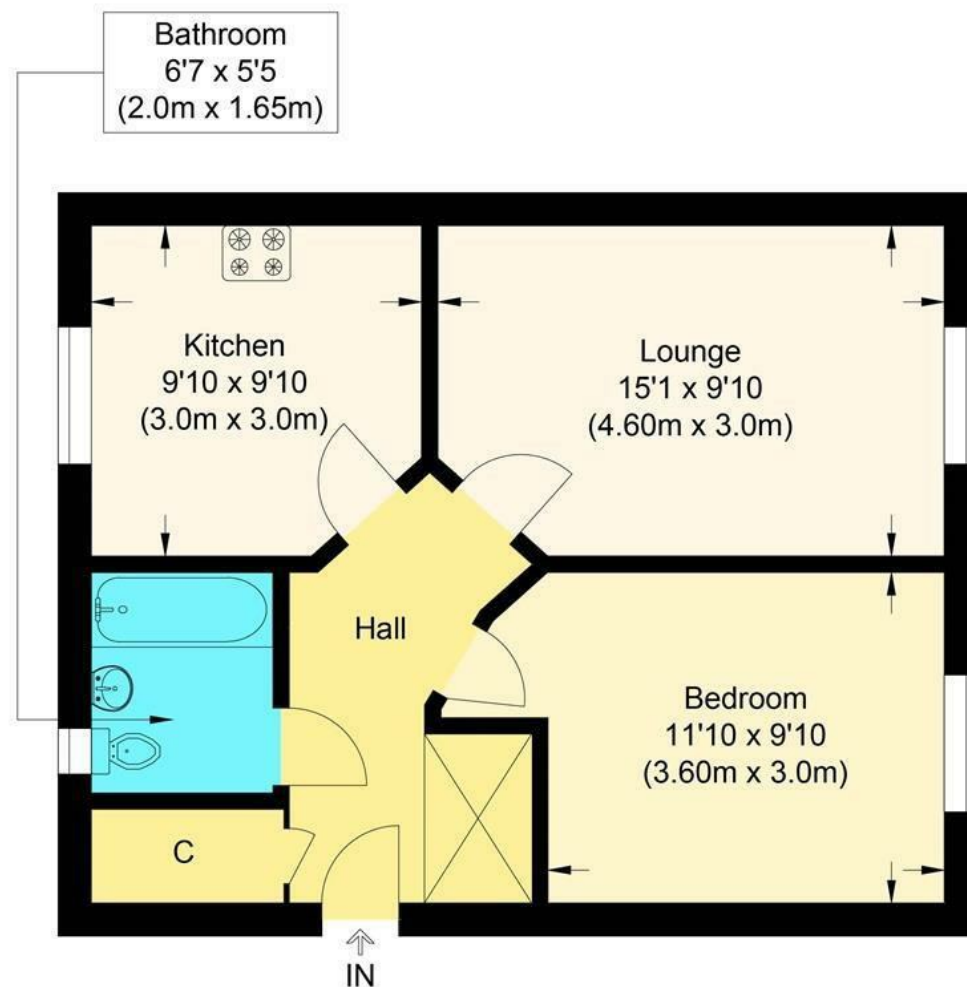
01992 937 011

[hello@mountandco.co.uk](mailto:hello@mountandco.co.uk)

<https://www.mountandco.co.uk/>

Council Tax Band

**B**



### Wendam Place

Approximate Gross Internal Floor Area : 47.70 sq m / 513.43 sq ft

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

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   | 77      | 79        |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

