



Northfield, Hatfield, AL10 0AH

£185,000



**Northfield, Hatfield**

Recently decorated and carpeted two double bedroom first floor flat overlooking playing fields to the rear, and within a short walk of local shops & amenities.

This spacious property was previously let at £1400 pcm and briefly comprises of; security entry phone system and briefly comprises of entrance hall, lounge/diner, fitted kitchen with appliances, two double bedrooms and a bathroom/wc. The flat is double glazed throughout and has gas radiator central heating.

Outside the front door there is a private walk in storage cupboard, outside the building there is a communal garden and drying area.

Please call 01707 270777 to arrange a viewing.





#### Communal Entrance

Access via security door with entryphone system and security fob entry, stairs to first floor, private walk in storage cupboard with window to rear, private entrance door to:

#### Private Entrance Hall

wood effect flooring, storage cupboard housing meters, door to kitchen and lounge/diner.

#### Kitchen

fitted with a range of wall and base units, complimentary work surfaces and tiled splash backs, inset stainless steel sink/drainers with mixer tap, built in hob with oven under and concealed extractor over, cupboard housing wall mounted gas fired boiler, space for washing machine, dishwasher, fridge/freezer and tumble dryer, wood effect flooring, double glazed window to rear looking over playing fields.

#### Lounge/Diner

Double glazed window to front, radiator, TV and telephone points, door to:

#### Inner Hall

Airing cupboard housing "Megaflow" hot water cylinder with immersion heater, doors to:

#### Bedroom One

Double glazed window to front, radiator

#### Bedroom Two

Double glazed window to rear over looking playing fields, radiator.

#### Bathroom

Panel enclosed bath with shower over and folding glazed screen, vanity wash hand basin with mixer tap and cupboard under, dual flush wc, complimentary tiling, radiator, wood effect flooring, double glazed window to rear.

#### Communal Grounds

Mainly lawn, mature bushes shrubs and evergreens, clothes drying areas, refuge/recycling areas.

#### Leasehold

Approximately 100 years remaining.

Ground Rent £10 with no reviews.

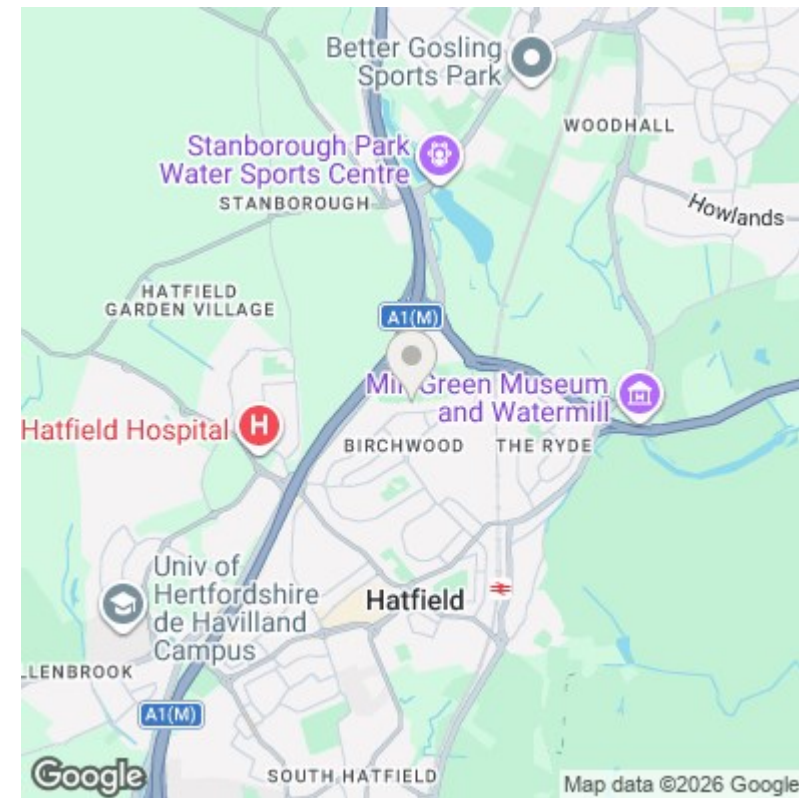
Service Charge (Including building insurance) Approximately £450 pa

## First Floor



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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| 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) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| 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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