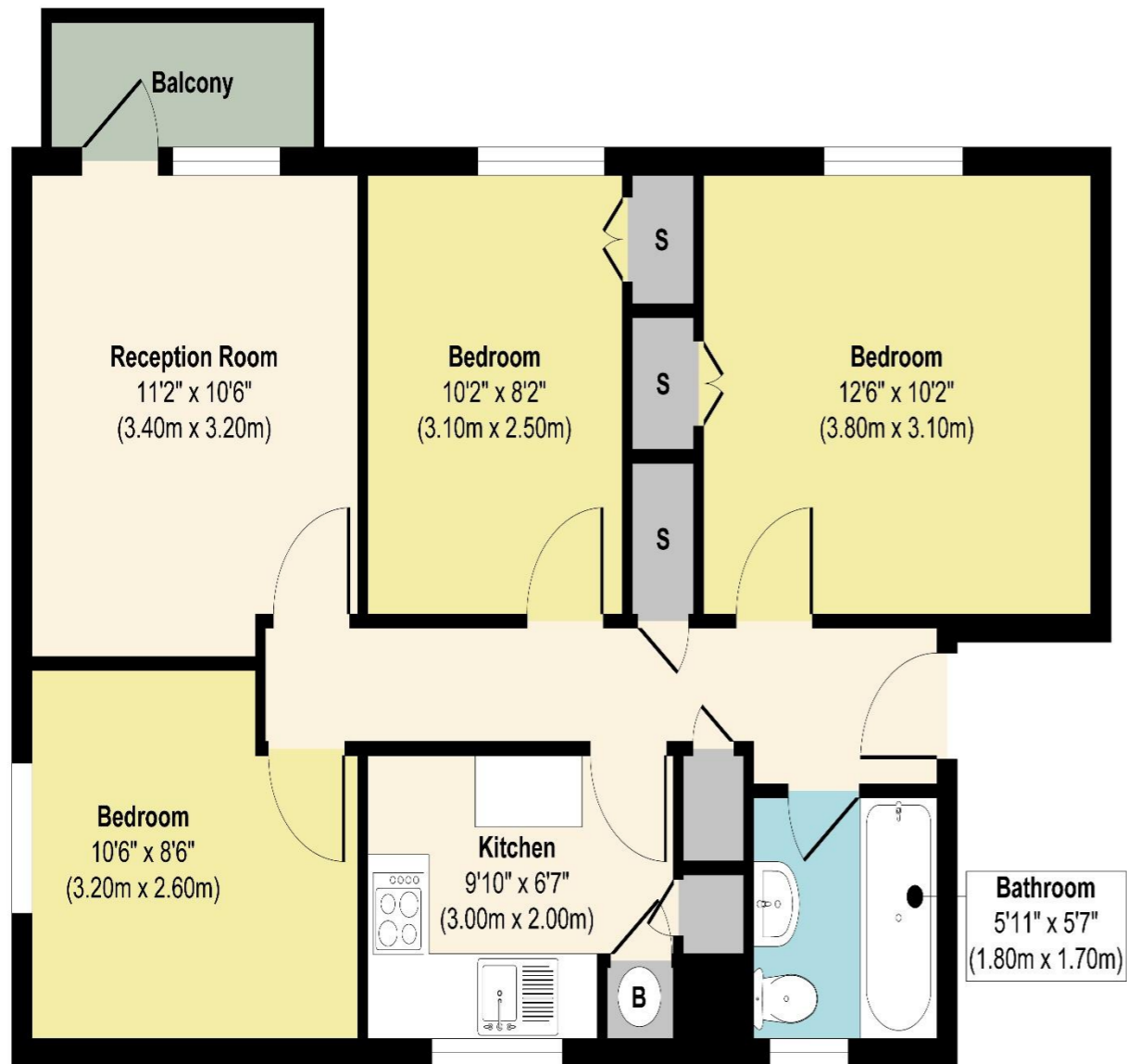


Meadow Croft, Hatfield



Floor Plan

Approx. Gross Internal Floor Area 607 sq. ft / 56.00 sq. m

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

Produced by Elements Property

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C	75	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	

THE CONSUMER PROTECTION REGULATIONS 2008 & THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight of the Title documents. Referenced to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore, solicitors should confirm that items described in the sales particulars are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchasers should check the accuracy of the measurements themselves.

Meadow Croft, Hatfield Leasehold Guide Price £189,995



CHAIN FREE three bedroom flat in Meadow Croft, sold with tenants in situ. Features a bright lounge, private balcony, communal gardens and ample storage. A low maintenance rental opportunity with income from day one!

- CHAIN FREE
- Sold with tenants in situ
- Ideal investment opportunity in sought-after Meadow Croft
- Three good sized bedrooms
- Bright lounge with storage
- Private balcony overlooking communal gardens
- Gas radiators
- Ample storage space
- Entry phone system & communal gardens
- Strong rental demand in the area



Meadowcroft, Hatfield



Meadowcroft, Hatfield

Outside

Secure entry phone system and stairs leading to all floors. Attractive communal gardens for shared use.

Entrance Hall

Carpeted hallway with doors to all rooms, entry phone, two storage cupboards and radiator.

Bedroom One

Carpeted double bedroom with built in wardrobe, gas radiator and window overlooking the rear.

Bathroom

Wood laminate flooring, low level wc, pedestal wash basin, panel bath with shower over, tiled walls, radiator and window to the front.

Lounge

Carpeted reception room with window to the rear, storage cupboard and radiator.

Kitchen

Wood laminate flooring with a range of base and eye level units, tiled splash backs, roll over work surfaces, and space for fridge, washer and dryer. Electric hob with extractor, stainless steel sink with drainer, two storage cupboards and window to the front.

Bedroom Two

Carpeted bedroom with radiator, window to the rear and door leading to:

Balcony

Private outdoor space with metal railing and pleasant views over the communal gardens.

Bedroom Three

Carpeted bedroom with window to the side and radiator.

Further Details

The property is Leasehold
Council Tax Band - Band C

AGENT'S NOTE: If you are considering this property as a buy to let investment, please speak to a member of our Lettings Team for an up-to-date rental valuation and the suitability of the property. Properties in the local area are always required by Raine and Co.