Endymion Mews, Hatfield, AL10 0EW

VANESSA MCCALLUM ESTATES

Vanessa McCallum Estates Ltd
51 Bradmore Green, Brookmans Park,
Hertfordshire, AL9 7QS
Tel: 01707 320432
Email: sales@vanessamccallumestates.co.uk
www.vanessamccallumestates.co.uk

Price: £265,000
Leasehold

****CHAIN FREE ****

Tucked away in Endymion Mews, this 1st floor 2-bedroom apartment is well presented and would make an ideal first home, downsize, or investment. The property features a bright reception room, practical kitchen, two flexible bedrooms, and a well-positioned bathroom. Offered for sale on a chain free basis, this property benefits from 2 allocated parking spaces. The flat is conveniently placed for shops, schools, leisure facilities, healthcare, and transport links, making everyday living easy and commuting straightforward.

- 1ST FLOOR 2 BEDROOM APARTMENT
- CHAIN FREE
- WELL PRESENTED
- SOUTH + WEST FACING ROOMS
- BRIGHT RECEPTION ROOM
- WELL POSITIONED BATHROOM
- LONG LEASE
- 2 ALLOCATED PARKING SPACES
- COMMUNAL GARDENS
- CLOSE TO AMENITIES

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FEATURES

DESCRIPTION

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ACCOMMODATION
ENTRANCE HALLWAY
LIVING/DINING ROOM
KITCHEN

2 BEDROOMS
BATHROOM

2 ALLOCATED PARKING SPACES
COMMUNAL GROUNDS

LOCATION
Endymion Mews is conveniently located in Hatfield, close to local shops, amenities and The Galleria outlet. Hatfield railway station provides direct services into London, while the A1(M) offers excellent road links to the M25 and surrounding areas. Well regarded schools, the University of Hertfordshire and nearby green spaces make this an ideal location for both commuters and families.

LOCAL AUTHORITY
Welwyn Hatfield Council.

SERVICES
Electricity Central Heating and Mains Drainage.
Council Tax Band C

£2,180 Service Charges per annum (not verified)
£100 Ground Rent per annum (not verified)
968 Years left on Lease (not verified)

“There may be additional fees that could be incurred for items such as leasehold packs”

VIEWING
STRICTLY BY APPOINTMENT VIA VANESSA MCCALLUM ESTATES.

IMPORTANT INFORMATION CONCERNING THESE PARTICLARS
None of the statements contained in these particulars are to be relied on as statements of fact. Any areas, measurements or distances are approximate and are only a guide. We have not tested any equipment, appliances or services to the property. Applicants must satisfy themselves by inspection or otherwise. These particulars do not form part of any contract. Please note that this property is owned by one of the employees at Vanessa McCallum Estates.

ANTI MONEY LAUNDERING
Due to Money Laundering Regulations, all purchasers and vendors are now legally obliged to provide formal identification from any person(s) wishing to purchase/sell a property through Vanessa McCallum Estates Ltd. Facial recognition will be offered at a charge of £50 plus vat per person.

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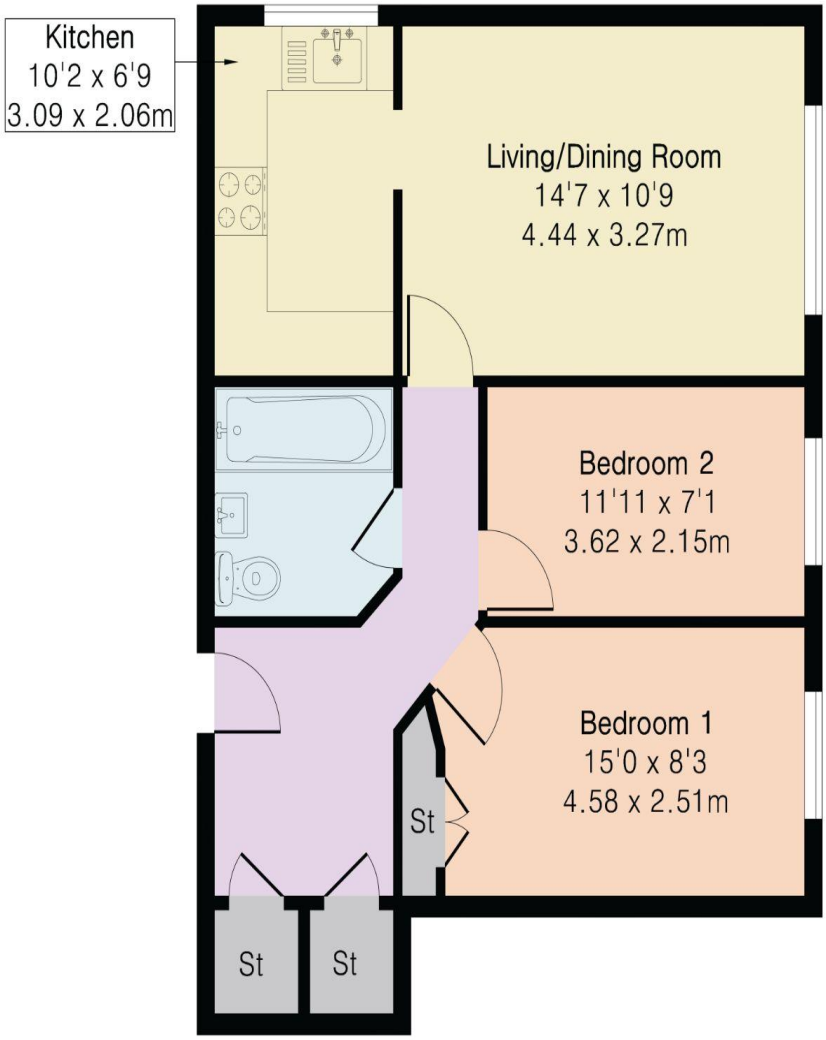
Approximate Gross Internal Area 613 sq ft - 57 sq m



First Floor

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.