





Property Description

This well-presented and generously sized two double bedroom apartment is perfectly positioned in the heart of Hatfield town centre, offering convenient access to local amenities, shops, restaurants and Hatfield mainline train station, ideal for commuters.

The property benefits from a spacious entrance hall leading through to a bright and airy lounge/dining room, providing excellent space for both relaxing and entertaining. The modern fitted kitchen offers a range of storage units and integrated appliances, making it a practical and functional space.

There are two well-proportioned double bedrooms, offering flexibility for a variety of buyers, alongside a contemporary bathroom suite.

The apartment further benefits from double glazing throughout and is offered to the market chain free, making it an excellent opportunity for first-time buyers, investors or those looking for a conveniently located home.



Kitchen/Lounge/Diner

29' 8" max x 12' 6" max (9.04m max x 3.81m max)

Bedroom 1

16' 4" max x 9' 9" max (4.98m max x 2.97m max)

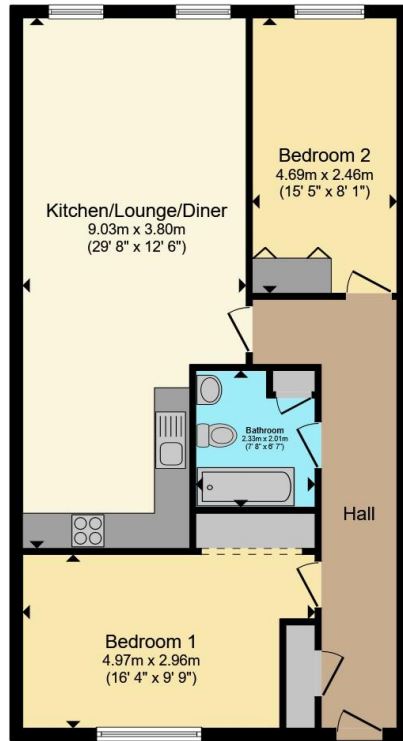
Bedroom 2

15' 5" max x 8' 1" max (4.70m max x 2.46m max)

Bathroom

7' 8" max x 6' 7" max (2.34m max x 2.01m max)





Total floor area 76.9 m² (828 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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EPC Rating: D Council Tax Band: B

Service Charge: 5220.00

Ground Rent: 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WWY307619

This is a Leasehold property with details as follows; Term of Lease 125 years from 17 Jul 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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