Millwards, Hatfield, AL10 8UT

**£175,000**

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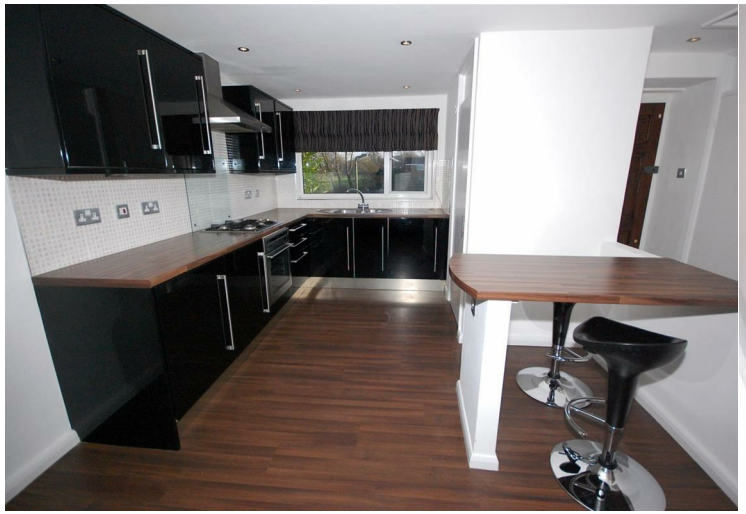
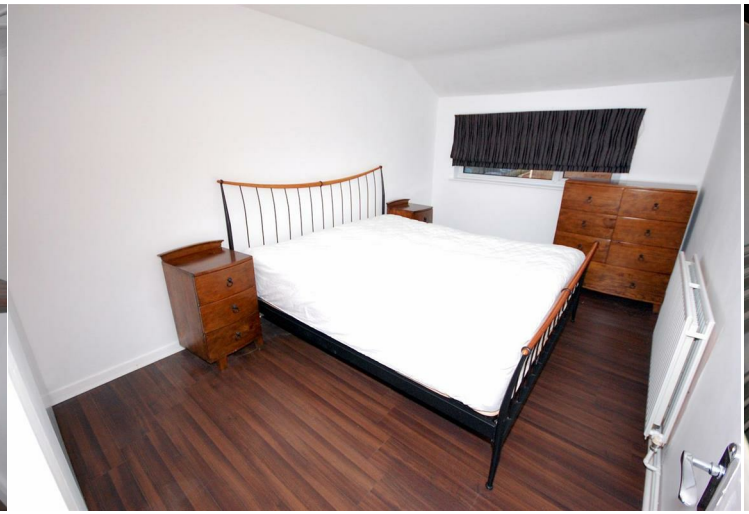
**Millwards, Hatfield**

Spacious one double bedroom first floor flat offered for sale as a buy to let with a rental income of £1200 pcm, providing just under a 9% gross yield

Situated adjacent to playing fields in a cul de sac close to a sports Centre and road links, the property is a great size and offers entrance hall with security entryphone system, lounge opening to a refitted kitchen/diner with integrated appliances, good sized double bedroom with built in wardrobe, refitted bathroom.

The property is double glazed throughout and has gas radiator central heating via a "Worcester" combination boiler, please call 01707 270777 to arrange your viewing.





Communal Entrance Hall
Communal security door with entryphone system, stairs to first floor, private entrance door to;

Entrance Hall
Radiator, two walk in storage cupboard, door to:

Lounge
Double glazed window to rear, radiator, wood effect floor, television and telephone point, opening to:

Refitted Kitchen/diner
Refitted with a range of wall and base units, breakfast bar, complimentary work surfaces, built in stainless steel gas hob with stainless steel splash back,chimney style extractor hood over and electric oven under, stainless steel sink/drainer with mixer tap, integrated, fridge, freezer and washing machine, cupboard housing gas fired "Worcester" combination boiler, wood effect floor, double glazed window to front.

Double Bedroom
Double glazed window to rear, radiator, wood effect floor, built in double wardrobe..

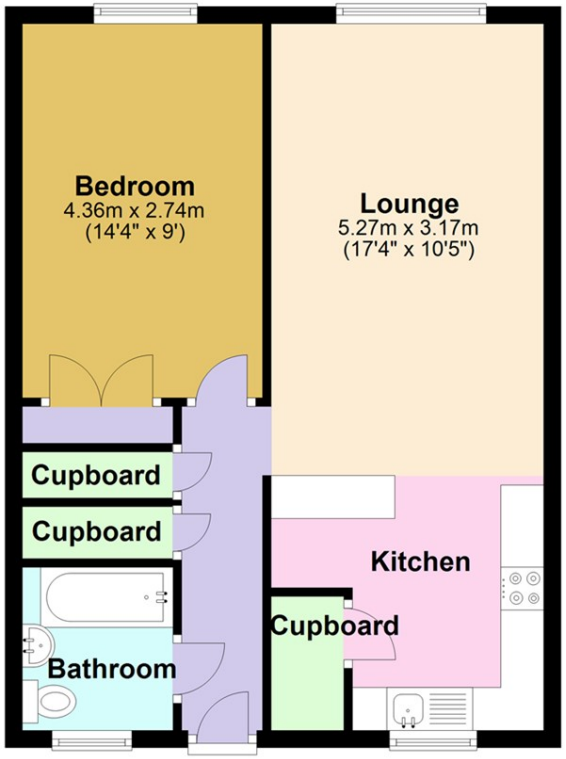
Refitted Bathroom
Refitted suite comprising of a "P" shaped shower/bath with shower over and glazed screen, pedestal wash hand basin, dual flush wc, chrome effect heated towel rail, complimentary wall and floor tiling, double glazed window to front.

Leasehold
100 years remaining.

Ground Rent; £10 pa

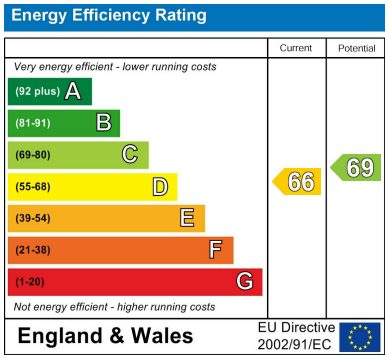
Service Charge; Approximately £40 pcm

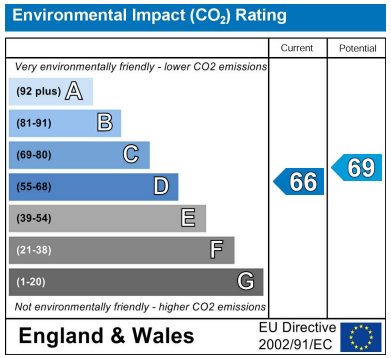
## Ground Floor




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.

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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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