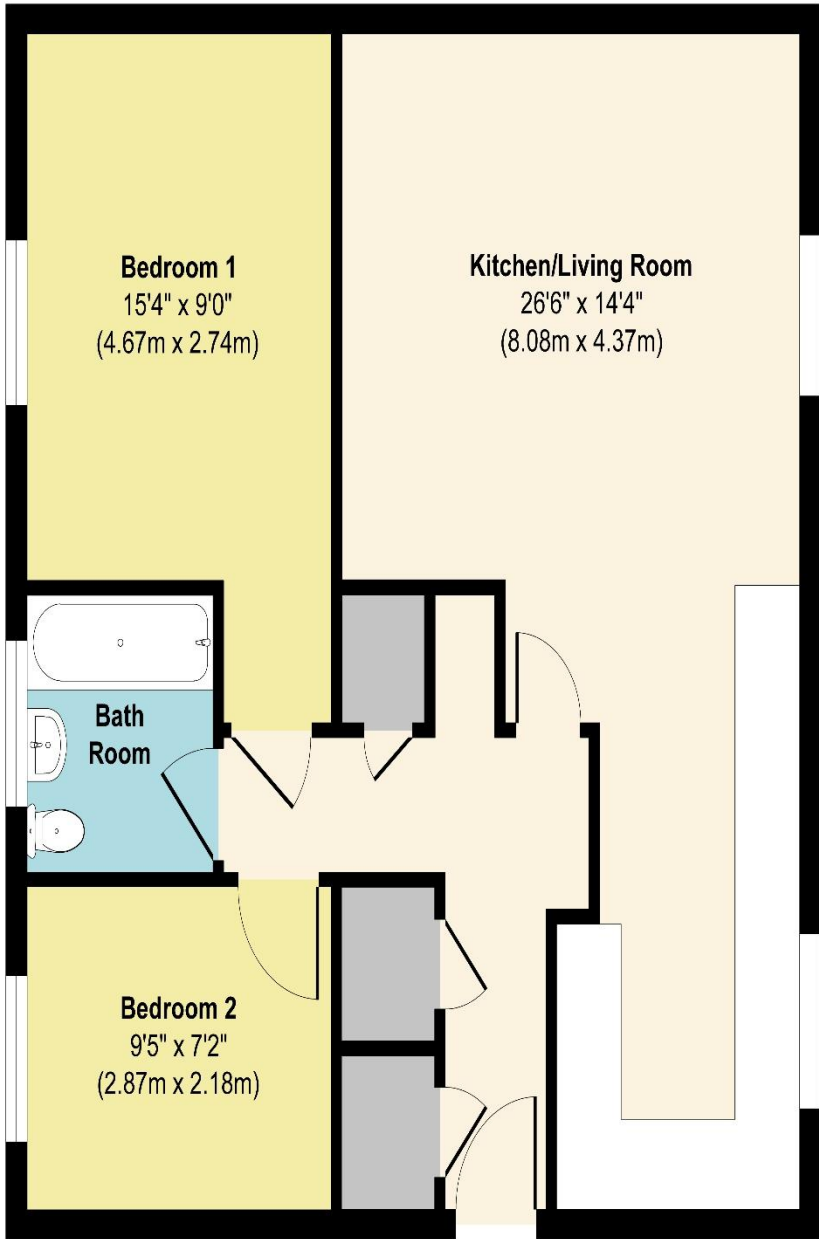
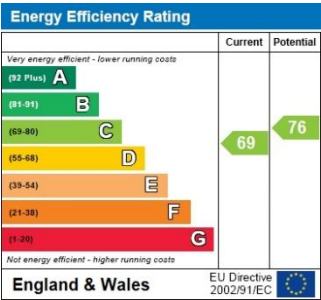




Floor Plan

Approx. Gross Internal Floor Area 625 sq. ft / 58.06 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



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 particular 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.

Millwards, Hatfield, Leasehold  
Guide Price £240,000



A tastefully refurbished two bedroom top floor apartment in the popular Millwards development. Boasting a stunning newly fitted kitchen and bathroom, open plan living, excellent storage, bespoke wardrobes, secure fob entry and communal gardens. A superb first home or investment.

- Beautifully Presented Top Floor Apartment
- Two Double Bedrooms
- Stunning Newly Fitted Kitchen
- Contemporary Newly Fitted Bathroom
- Spacious Open Plan Kitchen/Living Room
- Quartz Worktops And Integrated Appliances
- Excellent Storage Throughout
- Bespoke Fitted Wardrobes To Both Bedrooms
- Secure Fob Entry And Private Storage Cupboard
- Gas Central Heating, Double Glazing And Communal Gardens





## Ground Floor

### Communal Hall

Secure communal entrance accessed via fob entry system. Well maintained communal hallway with the added benefit of a private secure storage cupboard, perfect for bicycles, tools or additional household storage.

### Entrance Hall

A spacious and welcoming entrance hall finished with fitted carpet and benefiting from an entryphone system, gas radiator and exceptional storage. Three large built in storage cupboards, one housing an additional freezer, together with a separate airing cupboard, provide excellent practicality. Doors lead to all principal rooms.

### Open Plan Living Room/Kitchen

A bright and spacious open plan living area enjoying two large front facing windows overlooking the attractive communal gardens. The living area is generously proportioned with fitted carpet, two gas radiators and ample space for both lounge and dining furniture.

The recently refitted kitchen is beautifully appointed with a comprehensive range of contemporary wall and base units complemented by luxurious quartz worktops and tiled splashbacks. Integrated appliances include a dishwasher, washing machine and fridge freezer, together with an induction hob, self cleaning fan assisted oven with integrated extractor and stainless steel sink. Clever space saving storage cupboards further enhance this stylish and highly functional kitchen.

### Bedroom One

A spacious double bedroom with fitted carpet, large rear aspect window, gas radiator and an impressive custom fitted wardrobe offering extensive hanging and storage space.

### Bedroom Two

A well proportioned second bedroom featuring fitted carpet, large rear aspect window, gas radiator and a bespoke fitted wardrobe, making an ideal guest room, child's bedroom or home office.

### Main Bathroom

A beautifully refitted contemporary bathroom finished with lino flooring and fully tiled walls. Comprising a panel enclosed bath with shower attachment, low level WC, wash hand basin, heated towel rail and frosted rear aspect window providing natural light and ventilation.

## 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.