



Haltside, Hatfield, AL10 9SW

£225,000



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Haltside, Ellenbrook, Hatfield

Newly refurbished two double bedroom top floor flat situated in the sought after "Ellenbrook" area.

This chain free property briefly comprises of a spacious entrance hall, dual aspect lounge with views over fields, a newly refitted kitchen with built in appliances, two double bedrooms and a newly refitted bathroom. The flat is double glazed and has gas radiator central heating with a newly installed combination boiler.

The lease currently has 87 years remaining which is currently being extended.

For further information, or to book a viewing, please call us on 01707 270777





Entrance Hall
Part glazed entrance door, radiator, storage cupboard, access to loft, doors to:

Dual Aspect Lounge
14'9 x 12'1 max
Dual aspect room with double glazed windows to side and rear with views over fields, radiator.

Refitted kitchen
7'10 x 7'4
Newly refitted with a range of wall and base units, complimentary work surfaces and tiled splash back, inset stainless steel sink/drainer with mixer tap, inset electric hob with oven under and integrated extractor hood over, space for fridge/freezer and washing machine, wall mounted gas fired combination boiler, double glazed window to side.

Bedroom One
14'9 x 11'1
Double glazed window to rear, radiator.

Bedroom Two
11'8 x 7'4
Double glazed window to front, radiator.

Refitted Bathroom
Newly refitted suite comprising of panel enclosed bath with mixer tap and shower attachment, glazed screen, vanity wash hand basin with mixer tap, concealed cistern dual flush wc, heated towel rail, double glazed window to front.

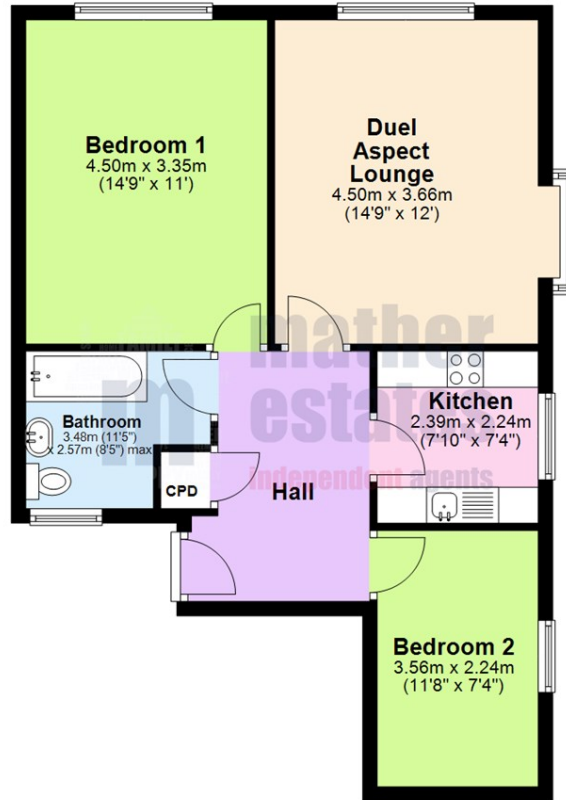
Parking
There is a communal car park adjacent to the building.

Leasehold Information
125 year lease from 7/3/1988 with approximately 87 years remaining. (Currently undergoing a lease extension to be completed before completion of sale)

Ground Rent; £10 per annum with no reviews

Service Charge: £500 per annum approximately

Third Floor
Approx. 60.7 sq. metres (653.1 sq. feet)



Total area: approx. 60.7 sq. metres (653.1 sq. feet)

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.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC	75	79

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		

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. 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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