



Ground Floor

Approx. Gross Internal Floor Area 638 sq. ft / 59.27 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		78	83
		EU Directive 2002/91/EC	

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 particulars 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.

Chelwood Avenue, Hatfield Leasehold Guide Price £230,000



Chain free and occupying a top floor position, this spacious two bedroom apartment benefits from a private balcony, off street parking, communal gardens, gas central heating and double glazing throughout, making it an ideal first time purchase or investment opportunity.

- Chain Free
- Top Floor Apartment
- Two Double Bedrooms
- Private Balcony
- Off Street Parking
- Communal Gardens
- Gas Central Heating
- Double Glazing Throughout
- Recently Installed Front Door
- Ideal First Time Purchase Or Investment Opportunity





Entrance Hall

Entered via a recently installed front door, the welcoming entrance hall provides access to all rooms and benefits from a useful storage cupboard and entry phone system. Finished with practical lino flooring.

Kitchen

Fitted with wood effect worktops and tiled splashbacks, the kitchen enjoys a rear aspect window and offers an integrated oven with electric hob, stainless steel sink and drainer, boiler housed neatly in the corner, and space for a washing machine, dishwasher and freestanding fridge freezer. Finished with laminate flooring.

Living Room

A bright and spacious dual aspect reception room with windows to both the front and side aspects allowing for an abundance of natural light. Features include laminate flooring, gas radiator and glazed door providing direct access to the private balcony.

Balcony

A pleasant outdoor space accessed directly from the living room.

Bedroom One

A generously sized principal bedroom benefitting from dual aspect windows to the side and rear aspects, built in storage cupboard, gas radiator and carpeted flooring.

Bedroom Two

Another well proportioned bedroom featuring two front aspect windows, two useful storage cupboards, laminate flooring and gas radiator.

Family Bathroom

Comprising a bath with shower attachment, WC and wash hand basin. Further benefits include laminate flooring, half tiled walls, gas radiator and frosted rear aspect window providing natural light and ventilation.

Further Details

The property is Leasehold
Council Tax Band - Band B

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.