



Connells

Dickens Court Stonecross Road
Hatfield

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Hatfield AL10 0HY

for sale
£190,000



Property Description

CHAIN FREE and offering excellent potential for modernisation, this spacious first floor apartment presents an ideal opportunity for first-time buyers, investors or those looking to create a home tailored to their own tastes.

The accommodation comprises an entrance hall, bright and airy lounge, fitted kitchen, two well-proportioned bedrooms and a bathroom. The property further benefits from allocated parking and enjoys low ground rent and service charges, helping to keep ongoing costs to a minimum.

Ideally situated within easy reach of the University of Hertfordshire, David Lloyd Leisure Centre and The Galleria Shopping Centre, offering a wide selection of shops, restaurants and leisure facilities including a cinema. Hatfield railway station is also nearby, providing direct links into London King's Cross, making this an ideal location for commuters.

Combining a desirable location, affordable running costs and excellent scope for improvement, this chain-free property represents a fantastic opportunity for buyers seeking a home they can add value to and make their own.

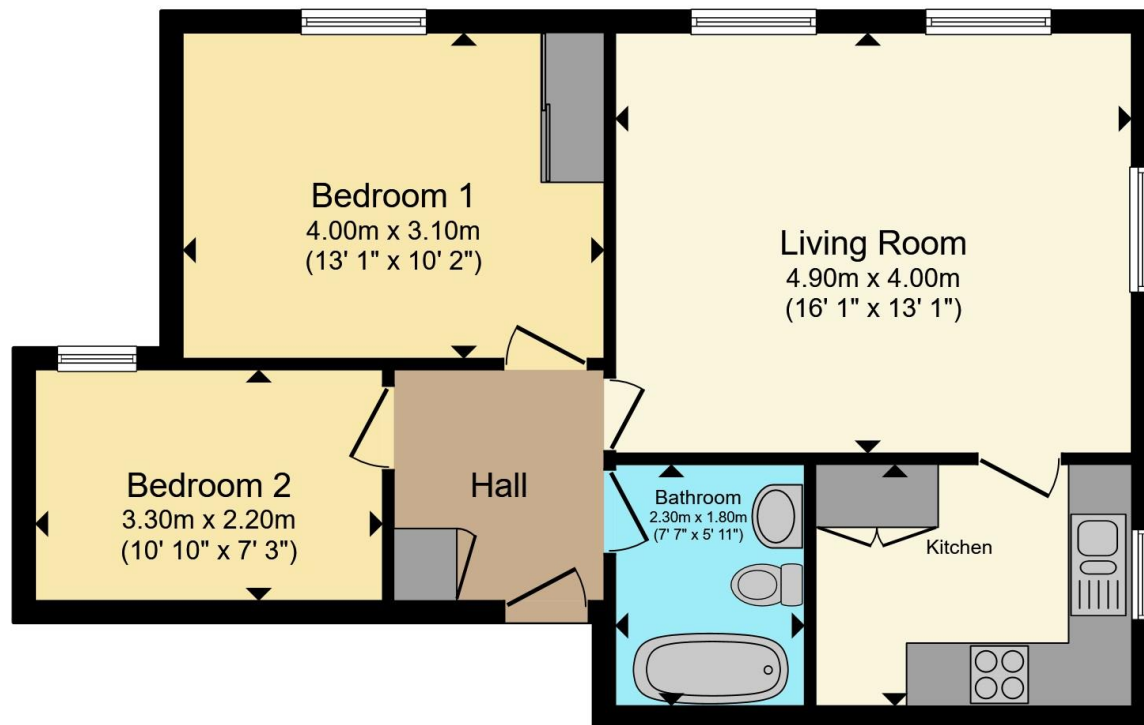
Early viewing is highly recommended.



Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Total floor area 56.6 m² (609 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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5 Wycombe Place The Quadrant Marshalswick
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EPC Rating: C

Council Tax
Band: C

Service Charge:
1666.69

Ground Rent:
744.32

Tenure: Leasehold

view this property online connells.co.uk/Property/MWK306413

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 1988. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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