



Walsingham Close, Hatfield AL10 0RP

welcome to

Walsingham Close, Hatfield

Conveniently positioned within easy walking distance of Hatfield Business Park and the University of Hertfordshire, this well-proportioned two-bedroom second-floor flat enjoys a highly convenient location, also offering easy access to The Galleria Shopping Centre, Hatfield town centre and Hatfield Train Station, making it an excellent choice for commuters, students and professionals alike. The accommodation comprises a spacious lounge/diner providing a comfortable living and entertaining space, a fitted kitchen, two well-sized bedrooms and a family bathroom. Further benefits include double glazing throughout and electric storage heating, ensuring year-round comfort and energy efficiency. Externally, residents can enjoy well-maintained communal gardens, providing pleasant outdoor space to relax, while the property also benefits from allocated parking for added convenience. Offering a fantastic combination of location, practicality and investment potential, this property is ideally suited to first-time buyers, downsizers or investors seeking a well-connected home close to excellent transport links, shopping facilities and local amenities.



Lounge/Diner

Laminate flooring, door to Juliet balcony, port hole style window.

Kitchen

Tiled flooring, range of wall and base units, fitted hob and oven, laminate work surface with mixer tap.

Bedroom One

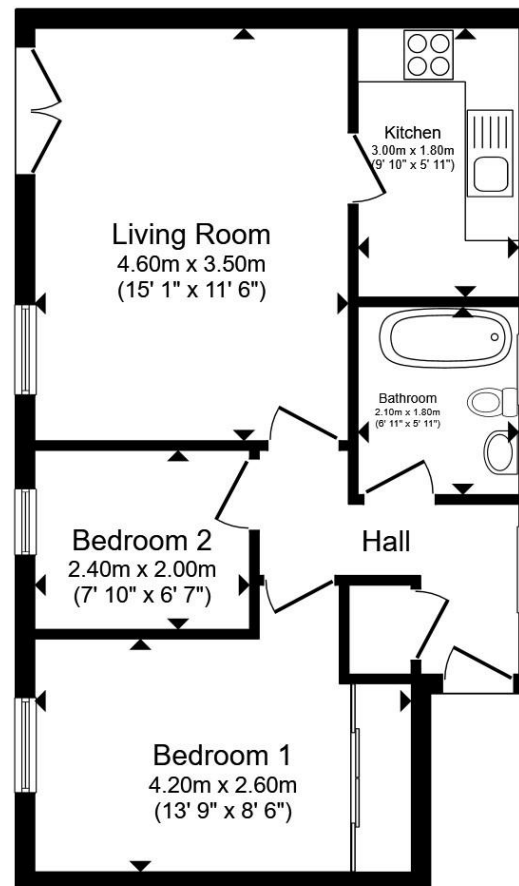
Porthole style window, laminate flooring, fitted wardrobes.

Bedroom Two

Port hole style window, laminate flooring.

Bathroom

Porthole style window, tiled splash back, bath with shower over, W/C, wash hand basin.



Total floor area 48.1 m² (518 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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welcome to

Walsingham Close, Hatfield

- Two Bedroom Flat
- Second Floor
- Great Commuter Location
- Communal Garden
- Allocated Parking

Tenure: Leasehold EPC Rating: C
Council Tax Band: C Service Charge: 1600.00
Ground Rent: 489.92



£190,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
WGN109967 - 0002

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.


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