



**Hollyfield, HATFIELD AL10 8LW**

**welcome to**

**Hollyfield, HATFIELD**

This two bedroom ground floor apartment is ideally situated for commuter links via the A414, A1(M), and mainline rail links into London. Internally the property comprises of entrance hall, kitchen, lounge with patio doors to the rear, two bedrooms and bathroom. Further benefits include gas central heating and double glazing throughout. Externally the property offers resident parking and communal gardens.



### Entrance Hall

Laminate flooring, radiator, storage.

### Lounge

13' x 14' ( 3.96m x 4.27m )  
Patio doors to rear,

### Kitchen

Double glazed window to front, laminate flooring, tiled splashback, space for washing machine/dryer, electric oven/hob, integrated dishwasher, radiator.

### Bedroom One

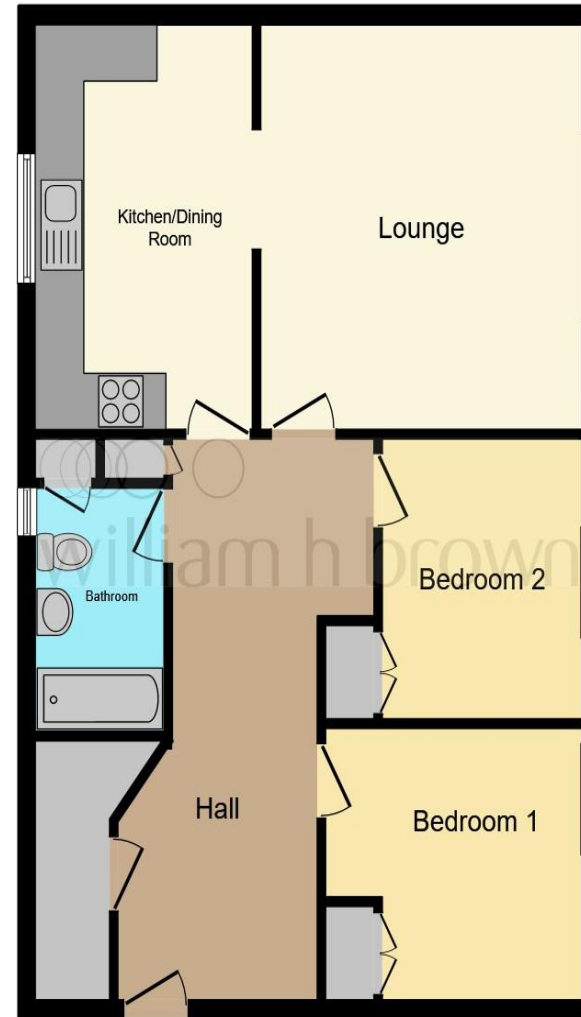
9' x 12' ( 2.74m x 3.66m )  
Double glazed window to rear, carpet, fitted wardrobe, radiator.

### Bedroom Two

10' x 9' 10" ( 3.05m x 3.00m )  
Double glazed window to rear, carpet, fitted wardrobe, radiator.

### Bathroom

Double glazed window to front, bath with shower over, boiler, radiator, wash hand basin, W/C.



Total floor area 70.3 m<sup>2</sup> (756 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.focalagent.com](http://www.focalagent.com)



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## welcome to Hollyfield, HATFIELD

- Two Bedrooms
- Ground Floor
- Resident Parking
- Communal Gardens

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 624.33

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 15 Jun 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

# £220,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WGN109164 - 0003

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