

Crawford Road, Hatfield, AL10 0PG

£230,000

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Crawford Road, Hatfield

Spacious two bedroom first floor apartment, converted in 2019, and located in the ever popular "Birchwood" area,

Conveniently situated for local shops and amenities, and also within walking distance of the Town Centre, Business Park, University campuses and Galleria shopping and leisure centre, this delightful apartment briefly comprises of entrance hall with security entry phone system, 16' lounge with door to roof terrace, and opening to an 11' kitchen with built in appliances, two good size bedrooms, and a bathroom room/wc,

The apartment is double glazing and has modern electric heating. Viewing is strongly recommended.

Please call our team on 01707 270777















Private Entrance Hall
9'7" x 6'1"
Security entryphone system, stairs to first floor landing, private entrance door to:

Entrance Hall
3'5" x 7'6"
Security entry phone system, airing cupboard, doors to:

Lounge
16'2" x 11'10"
Double glazed window and door to rear leading to a roof terrace, "Dimplex" wall heater, television point, inset spotlights, opening to:

Roof Terrace
9'7" x 20'4"
Accessed from the lounge, situated to the rear of the property

Kitchen
5'9" x 11'7"
Fitted with a range of wall and base units with complimentary work surfaces and tiled splash back, electric hob with oven under and stainless steel chimney style extractor hood over, stainless steel sink and drainer with mixer tap, space for fridge/freezer and washing machine., inset spotlights, double glazed window to rear.

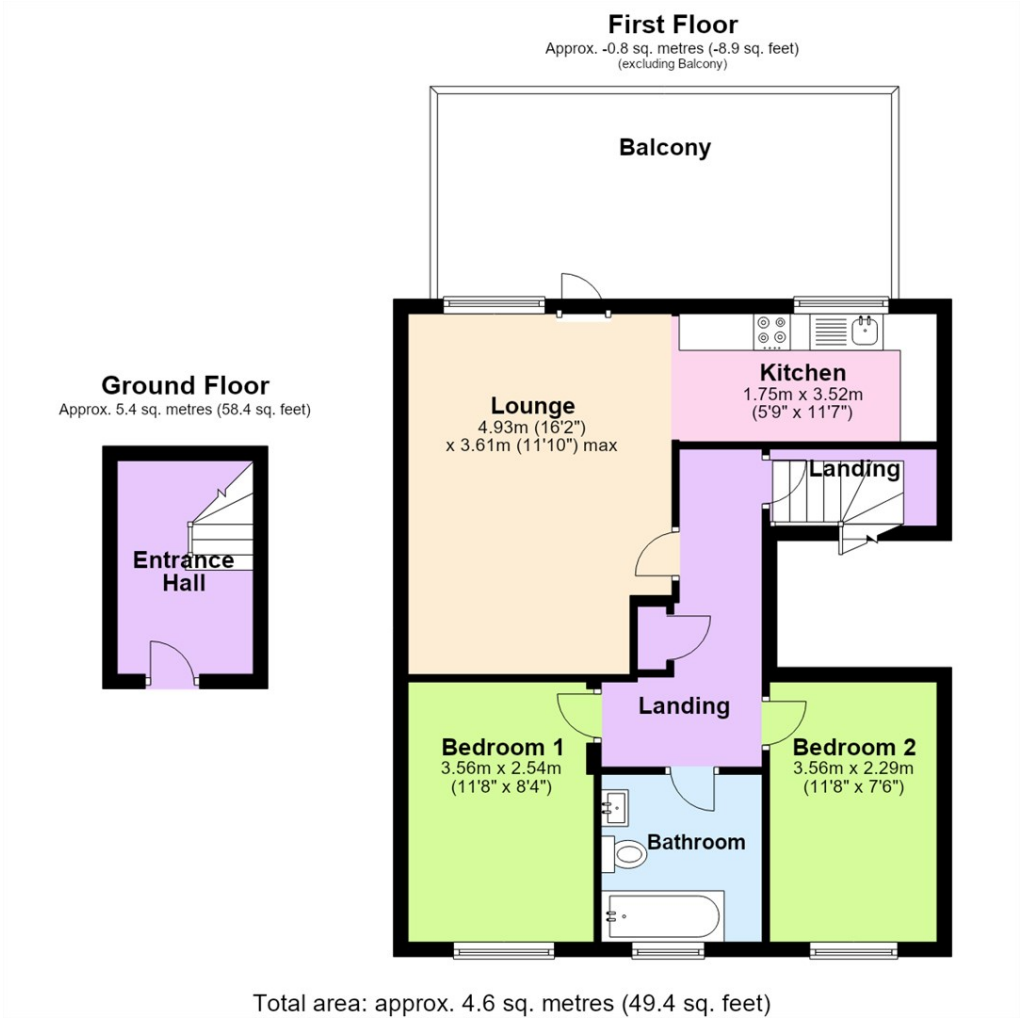
Bedroom One
11'8" x 8'4"
Double glazed window to front, "Dimplex" wall mounted heater, inset spotlights.

Bedroom Two
11'8" x 7'6"
Double glazed window to front, "Dimplex" wall mounted heater, inset spotlights.

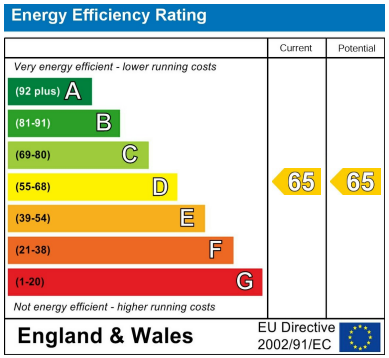
Bathroom/wc
7'6" x 7'3"
White suite comprising of panel enclosed bath with shower attachment, glazed screen and complimentary tiled surround, vanity wash hand basin with mixer tap, tiled splashback and cupboard under, dual flush wc, inset spotlights, shaver point, extractor fan, double glazed window to front.

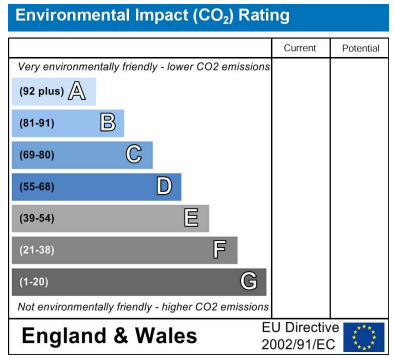
Leasehold
118 year lease

Service Charge Including Ground Rent & Buildings Insurance: £470.55 per annum









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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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