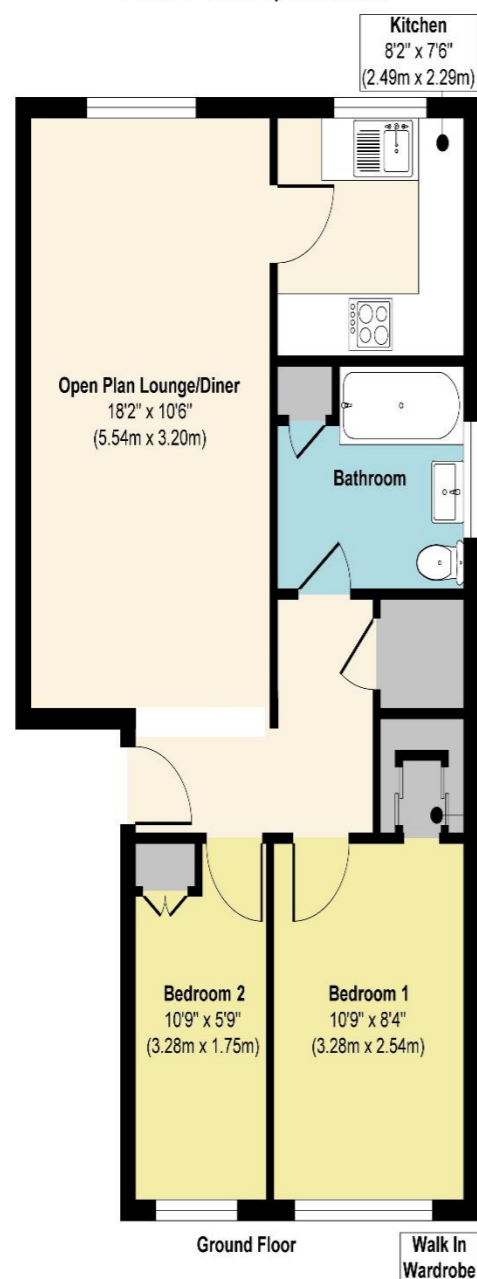


## Tudor Close, Hatfield



Approx. Gross Internal Floor Area 577 sq. ft / 53.66 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		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 particular 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.

## Tudor Close, Hatfield, Leasehold Price £220,000



A well presented two bedroom ground floor apartment in Tudor Close featuring a newly extended 999 year lease, allocated parking, modernised open plan living space with new flooring, double glazing, electric heating and fitted kitchen, ideal for first time buyers or investors.

- Ground floor apartment
- Newly extended 999 year lease
- Two well proportioned bedrooms
- Open plan entrance hall and living area
- Allocated parking space
- Ideal first time buy or investment opportunity
- Located In The Popular Tudor Close Development
- Close Proximity To The University Of Hertfordshire





## Entrance Hall

Opened into the living room creating an open plan feel, with entry phone system, storage cupboard and doors leading to all rooms.

## Living Room

Bright reception room with newly fitted wood flooring, rear aspect window and door leading to the kitchen.

## Kitchen

Fitted with chipboard worktops and splashbacks, stainless steel sink and drainer, oven with induction hob and integrated extractor fan. Space for fridge freezer, washing machine and dishwasher.

## Bedroom One

Double bedroom with carpet flooring, side aspect window, electric heater and converted walk in wardrobe area.

## Bedroom Two

Good sized second bedroom with wood flooring, built in wardrobe, rear aspect window and electric radiator.

## Family Bathroom

Fitted with bath and shower attachment, WC, vanity sink unit, electric towel rail, airing cupboard and half tiled walls. Side aspect window.

## Further Details

The property is Leasehold  
Council Tax Band - Band C

**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.**