

FOR SALE



**Two Bedroom, Two Bathroom Apartment,
Walby House, Park Street, Old Hatfield
ASKING PRICE OF £300,000**

MARTIN & CO



Walby House, Park Street, Hatfield

Two Bedrooms, Two Bathrooms

ASKING PRICE OF £300,000

- **Converted split level two-bedroom Apartment**
- **Located in the centre of historic Old Hatfield, minutes from Train Station.**
- **Minimal Service Charge**
- **999 year lease with share of freehold**
- **Underfloor heating**
- **Pleasant communal garden**

SUMMARY

This unique chain-free two-bedroomed apartment with original exterior consists of two floors with potential for both living and work space. The property is located in historic Old Hatfield within a short walk of Hatfield Train Station, Hatfield House and grounds, and local shops and amenities. The apartment comprises of entrance hall, own hallway, open-plan dual aspect living room/kitchen with a range of built in appliances, two double bedrooms, main with ensuite, and separate shower room. Other notable features include communal gardens, new 999 lease including a share of freehold and underfloor heating. Old Hatfield is currently undergoing revitalisation with the modernisation and improvement of Hatfield Railway Station and the proposed regeneration of Salisbury Square.



The Galleria and Hatfield town centre are also close by together with easy access to the A1(M) and M(25). This property would be an ideal purchase for a commuter or first-time buyer. Viewing is **HIGHLY RECOMMENDED!**

ENTRANCE HALL

Stairs leading to second floor. Storage space, downlighters.

LIVING ROOM/KITCHEN 9' 2" x 16' 10" (2.79m x 5.13m)

Laminate wood flooring, front and side aspect double-glazed windows. Kitchen area comprises of laminate wood flooring, a range of wall and base units, sink with mixer taps, electric oven and hob, extractor fan, integrated washing machine, downlighters.

BEDROOM ONE

Carpeted, two double-glazed velux windows to front and rear, under-eave storage space and door leading to ensuite;

ENSUITE

Tiled floor, tiled shower cubicle and walls, power shower, wash-hand basin with mixer tap, low-level WC, extractor fan.

BEDROOM TWO 9' 4" x 9' 9" (2.84m x 2.97m)

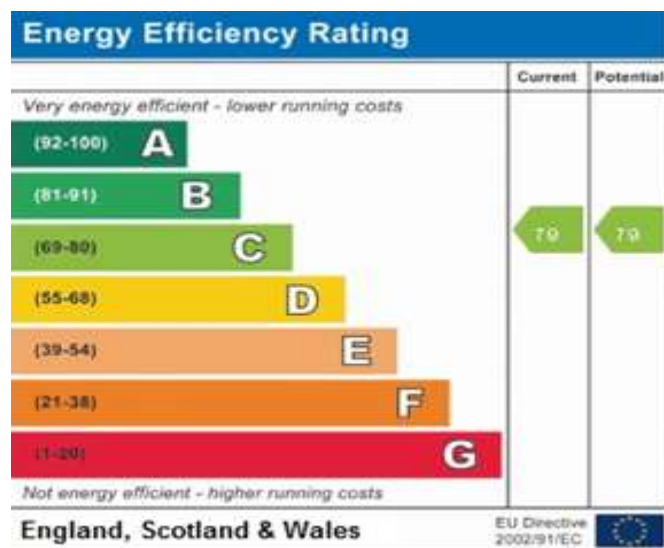
Carpeted, double-glazed side aspect window.

SHOWER ROOM

Tiled floor, tiled shower cubicle and walls, power shower. Wash-hand basin with mixer tap, low-level WC, extractor fan.

COMMUNAL GARDENS

Paved Patio area.





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