



Redhall Close, Hatfield, AL10 9EQ

£215,000



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## Redhall Close, Hatfield

Two double bedroom ground floor maisonette with its own southerly facing private garden, backing onto parkland in a cul de sac on the south side of town, with great access to road links.

The property is offered chain free and briefly comprises of entrance hall, lounge/diner with door to private garden, kitchen, two double bedrooms and a shower room/wc, gas radiator central heating and double glazing throughout..

Outside there is a private southerly facing garden to the rear, parking is on road within the cul de sac with resident only permits..

For further information please call 01707 270777.





**Entrance Hall**

Entrance door to front, radiator, storage cupboards, doors to:

**Lounge/diner**

Double glazed window and door leading to the southerly facing rear garden, two radiators, wood effect flooring, serving hatch to kitchen.

**Kitchen**

Fitted with a range of wall and base units, complimentary work surfaces and tiled splash back, inset stainless steel sink/drain unit with mixer tap, inset electric hob with oven under and extractor hood over, integrated fridge, space for washing machine, serving hatch to lounge/diner, wall mounted gas fired boiler, double glazed window to front.

**Bedroom One**

Double glazed window to front, radiator.

**Bedroom Two**

Double glazed window to rear, radiator.

**Shower Room**

Corner shower cubicle with sliding doors, vanity wash hand basin with mixer tap, dual flush wc, complimentary wall and floor tiling, radiator, extractor fan.

**Southerly Facing Garden**

Paved with low maintenance in mind, further communal gardens to rear backing onto parkland.

**Parking**

Communal car park with resident only permit system.

**Leasehold Information**

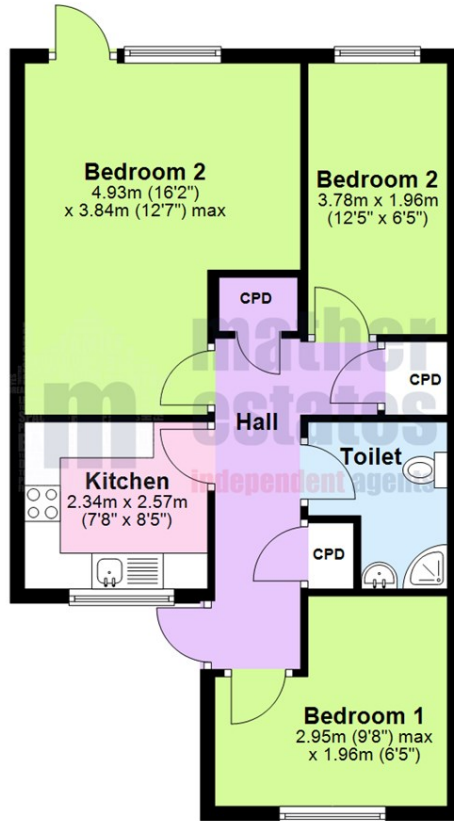
125 year lease with 86 years remaining.

Ground Rent: £10 pa with no reviews

Service Charge; Approximately £500 pa

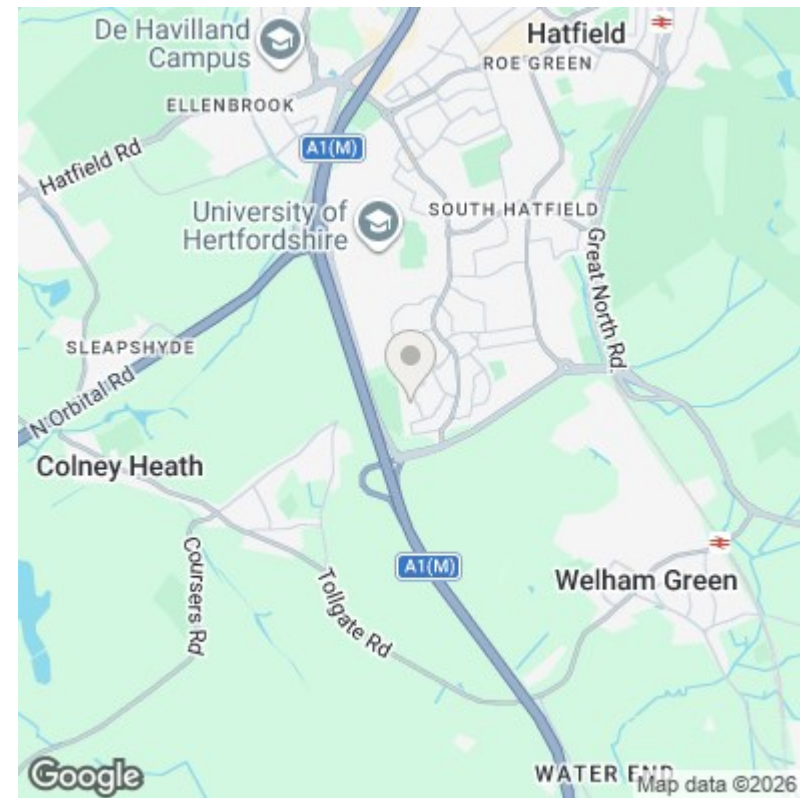
### Ground Floor

Approx. 53.3 sq. metres (574.1 sq. feet)



Total area: approx. 53.3 sq. metres (574.1 sq. feet)

Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.  
Plan produced using PlanUp.



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	<b>75</b>	<b>77</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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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