



Connells

Aldykes  
Hatfield



### Property Description

Connells are bringing to market, this SPACIOUS 2 Bed Ground Floor apartment with door from the lounge leading to a terraced area.

This property also benefits from having a secure shed for bike or extra storage. Close to the town Centre and local amenities.

Perfect for a first-time buyer or investor.

If you would like to come and visit this property then please call, 01707 322 903 and book your viewing TODAY!!!



## Lounge

13' 8" max x 11' 3" ( 4.17m max x 3.43m )

Double glazed patio door to terrace, TV and Telephone points, two radiators.

## Kitchen

9' 9" x 10' 6" ( 2.97m x 3.20m )

Double glazed window to the rear, High and low level cupboards, electric oven and hob, boiler, (less than a year old) stainless steel sink and drainer, room for Fridge freezer, washing machine.

## Landing

Storage, electric and gas meters.

## Bedroom 1

11' 8" x 11' 2" max ( 3.56m x 3.40m max )

Double glazed windows to the front, Television point, two storage cupboards, one with shelf one with a rail. Radiator.

## Bedroom 2

10' 3" x 9' 6" max ( 3.12m x 2.90m max )

Double glazed window to the rear, radiator, storage with shelf and rail.

## Bathroom

Frosted double glazed window to the rear, Bathtub with shower over, low level w/c, basin storage, heated towel rail.

## Agents Note

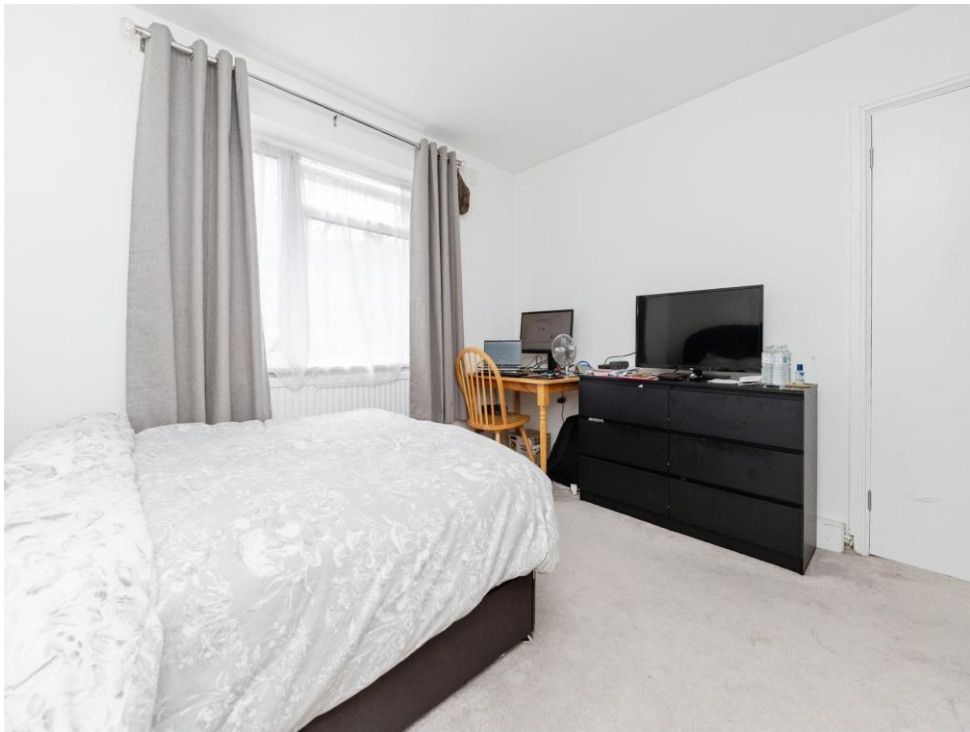
The current lease term is 215 years from 15 November 1982.

The advertised lease details have been provided by the seller as a guide only and subject to confirmation. We recommend that you seek guidance with regards to any financial arrangements and timeframes associated with this process to ensure that it will meet your requirements.

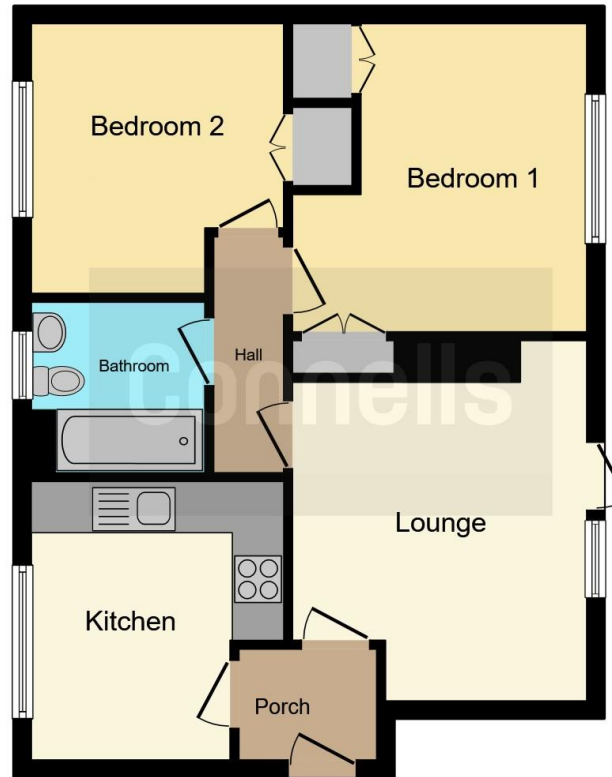
## Buyers Note

\*Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









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)

To view this property please contact Connells on

**T 01707 322 903**  
**E [welwyngardencity@connells.co.uk](mailto:welwyngardencity@connells.co.uk)**

38 Wigmores North  
 WELWYN GARDEN CITY AL8 6PH

EPC Rating: C Council Tax  
 Band: B

Service Charge: 500.83 Ground Rent:  
 10.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WWY307159](http://connells.co.uk/Property/WWY307159)**

This is a Leasehold property with details as follows; Term of Lease 215 years from 15 Nov 1982. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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Property Ref: WWY307159 - 0027