



Connells

Gorseway
Hatfield



Property Description

A well-presented two bedroom top floor apartment set within the ever popular Hatfield Garden Village, a location well known for its strong community feel and family-friendly environment.

The property offers two generous double bedrooms and a bright, spacious lounge, creating a comfortable space to relax or spend time together. Maintained in good condition throughout, the flat is ready for someone to move straight in and make it their own.

Additional benefits include gas central heating, allocated parking and a long lease with approximately 129 years remaining, providing peace of mind for years to come.

Positioned in a sought after area with a welcoming neighbourhood atmosphere, this home is ideal for families, first time buyers or anyone looking for a calm and connected place to live.

Entrance Hall

Radiator, storage cupboard.

Lounge

12' 9" x 13' 8" (3.89m x 4.17m)

Double glazed window to the rear, Radiator.

Kitchen

6' 9" x 7' 3" (2.06m x 2.21m)

Double glazed window to the rear, space for
fridge freezer, oven, 4 ring gas hob, granite
sink with 1.5 bowls. Space for washing
machine and dishwasher. Cupboards at wall
and base level.

Bedroom 1

13' 6" x 10' 7" (4.11m x 3.23m)

Double glazed window to the front, radiator,
fitted wardrobe.

Bedroom 2

9' 4" x 10' 4" (2.84m x 3.15m)

Double glazed window to the front, radiator.

Bathroom

Three piece suite comprising of, enclosed
panel bath with shower over, wash hand
basin, low level w/c

Parking

One allocated parking space

Leasehold Information

The current lease is 150 years from 25th June
2004

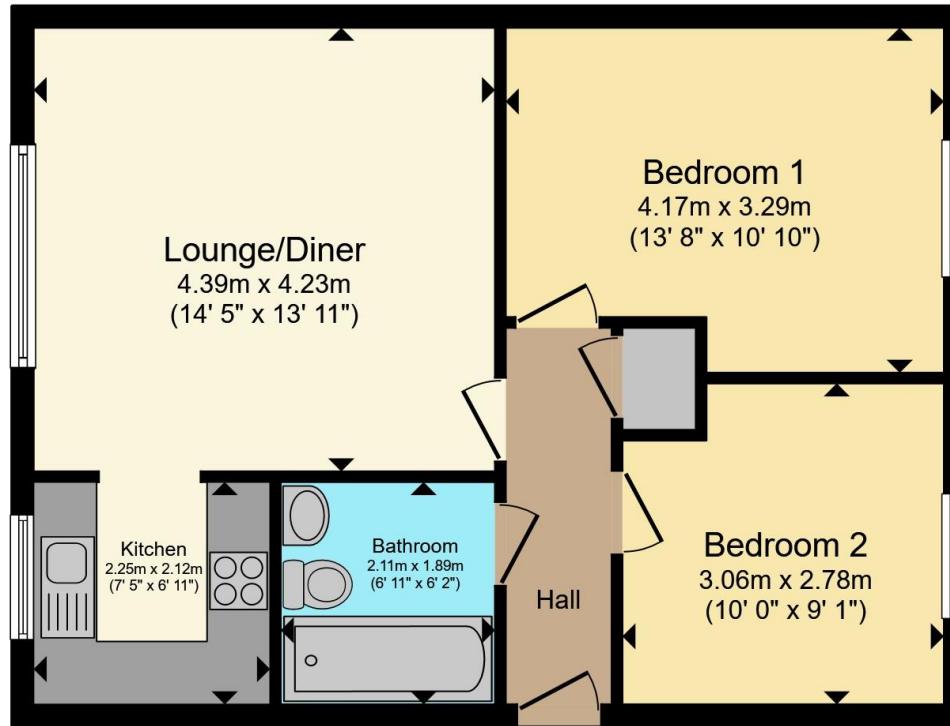
The annual ground rent is currently £125

The annual service charge is currently
£1474.40









Total floor area 55.9 m² (601 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

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EPC Rating: C
 Council Tax
 Band: C

Service Charge:
 1474.40

Ground Rent:
 125.00

Tenure: Leasehold

[view this property online](http://viewthispropertyonline.connells.co.uk/Property/WWY307449) connells.co.uk/Property/WWY307449

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2004. 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.

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