



Town Centre, Hatfield, AL10 0JW

£200,000

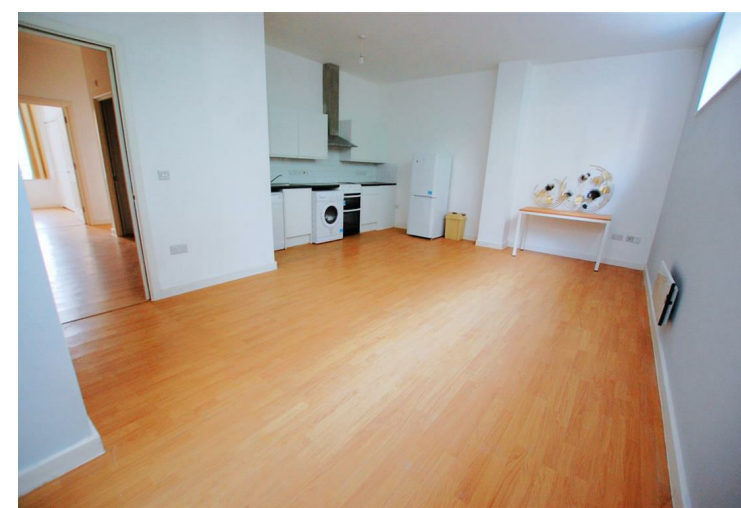
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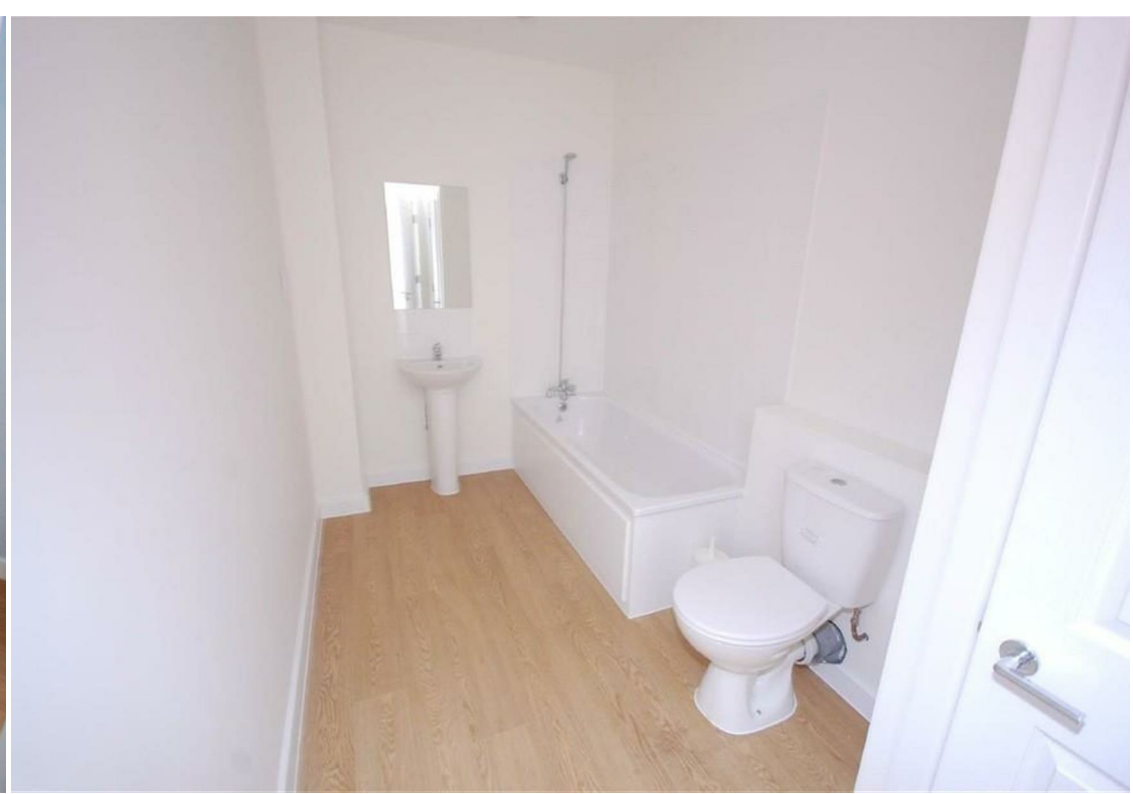
Town Centre, Hatfield

Conveniently situated in the town centre of Hatfield, within walking distance of the mainline train station is this extremely spacious two double bedroom apartment.

The accommodation briefly comprises of entrance hall with security entryphone system, 20'6 x 16'6 lounge/dining room, refitted kitchen with appliances, two spacious double bedrooms with built in wardrobes, a refitted bathroom/wv, double glazing and electric heating. The property benefits from a 116 year lease approximately and must be viewed to fully appreciate the size of the accommodation.

Please call our sales team now on 01707 270777 or email hatfield@matherestates.com





Communal Entrance Hall

Communal entrance door with security entry phone, stairs to all floors.

Entrance Hall

Security entry phone system, wall mounted electric heater, wood effect flooring, storage cupboards, doors to:

Openplan Living Room/Kitchen

20'6" x 16'6"

Kitchen area: Refitted with a range of white high gloss wall and base units contrasting roll edge work surfaces with inset sink/drain unit with mixer tap and tiled splash back, plumbing for automatic washing machine and dishwasher, space for fridge/freezer, cooker with chimney style extractor hood over, wood effect floor.

Living area: Two wall mounted electric heaters, TV point, uPVC double glazed window to rear.

Refitted Bathroom

Refitted with a white suite comprising of panel enclosed bath with mixer tap and shower attachment, tiled surround, pedestal wash hand basin with tiled splash back and mirror over, push button low level W.C, chrome effect heated towel rail, extractor fan, wood effect flooring, airing cupboard.

Bedroom One

11'5" x 15'7"

Two double glazed windows to front, wall mounted electric heater, wood effect flooring, built in double wardrobe.

Bedroom Two

11'3" x 11'9"

Double glazed window to front, wall mounted electric heater, wood effect flooring, built in wardrobe.

Leashold

Service Charge; £150 pcm including external building insurance

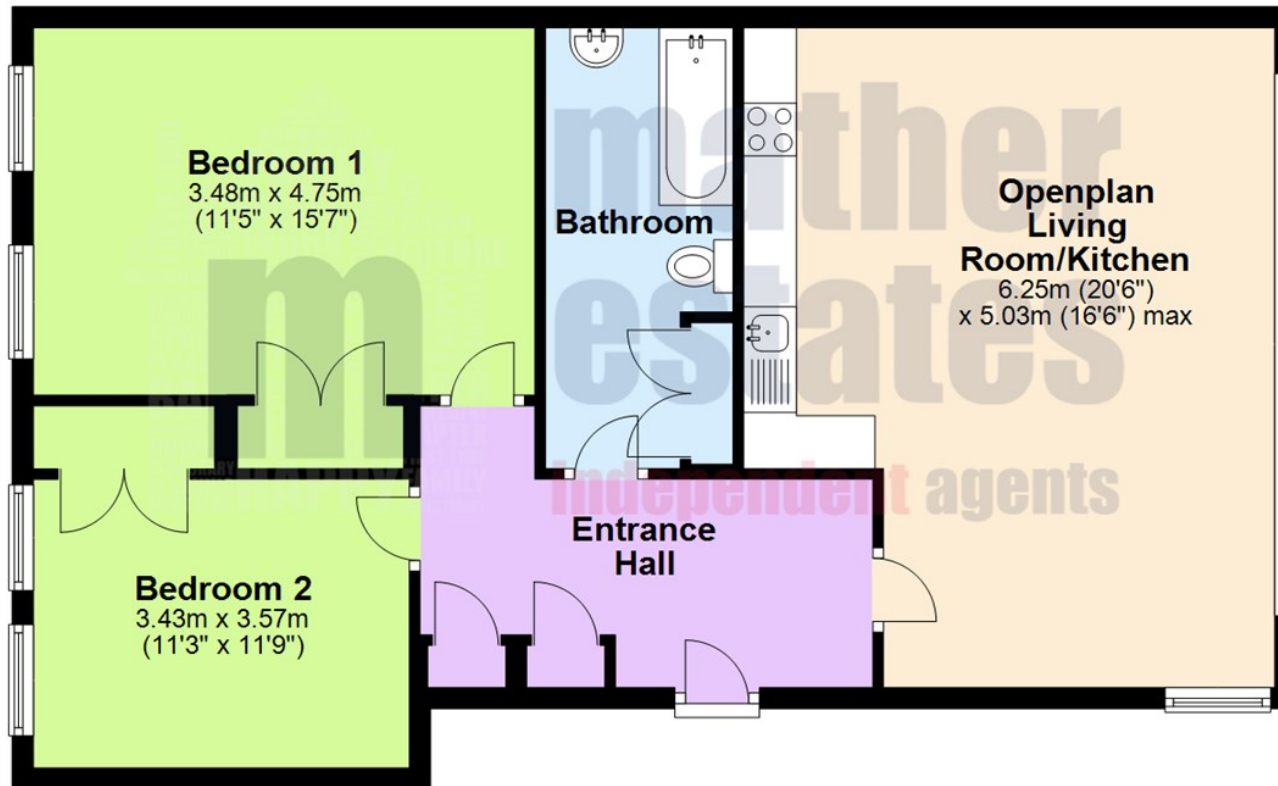
Ground Rent; £250 per annum

Lease Length; 116 years

The above information is awaiting final confirmation.

First Floor

Approx. 76.1 sq. metres (819.6 sq. feet)



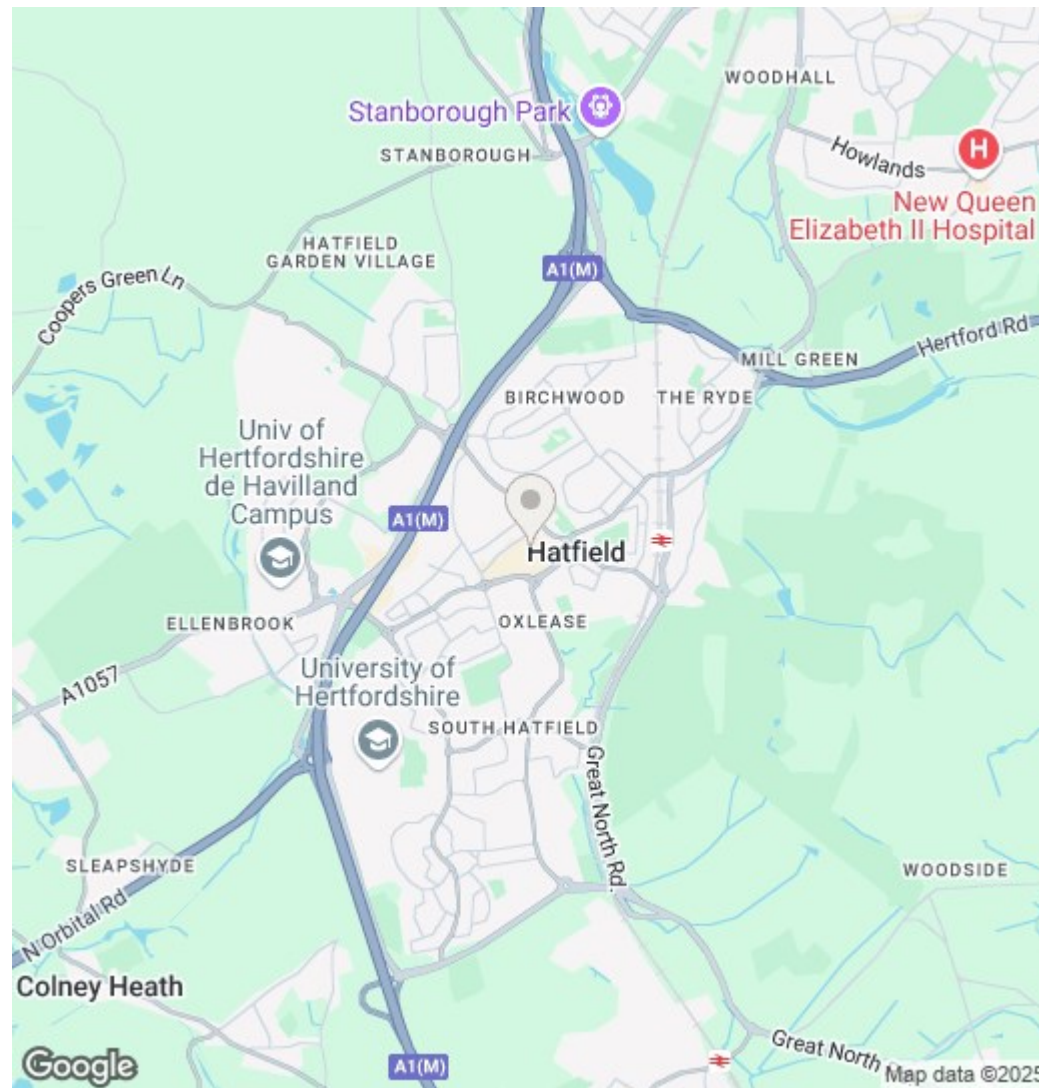
Total area: approx. 76.1 sq. metres (819.6 sq. feet)

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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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.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

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