



Town Centre, Hatfield, AL10 0JW  
**£215,000**





**Town Centre, Hatfield**

Guide Price £215.000-£225.000

Conveniently situated in the town centre of Hatfield, within walking distance of the mainline train station is this extremely spacious two double bedroom apartment currently let with long standing tenants for £1400 pcm or available with vacant possession.

The accommodation briefly comprises of entrance hall with security entryphone system, 17' x 15' lounge/dining room, refitted kitchen with appliances, two spacious double bedrooms with built in wardrobes, a refitted bathroom/vv, double glazing and electric heating. The property benefits from a 115 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](mailto:hatfield@matherestates.com)





#### Communal Entrance Hall

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

#### Private Entrance Hall

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

#### Lounge/dining Room

17'8 x 15'1 max

uPVC double glazed windows to rear, two wall mounted electric heaters, wood effect flooring, TV point, opening to:

#### Refitted Kitchen

10'1 x 10'

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, uPVC double glazed window to rear.

#### Bedroom One

17'5 x 9'8 plus door recess

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

#### Bedroom Two

14'8 x 12'6 max

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

#### 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, shaver point, push button low level W.C, chrome effect heated towel rail, extractor fan, wood effect flooring, airing cupboard.

#### Leasehold

Service Charge; £150 pcm including external building insurance

Ground Rent; £250 per annum

Lease Length; 119 years

The above information is awaiting final confirmation.

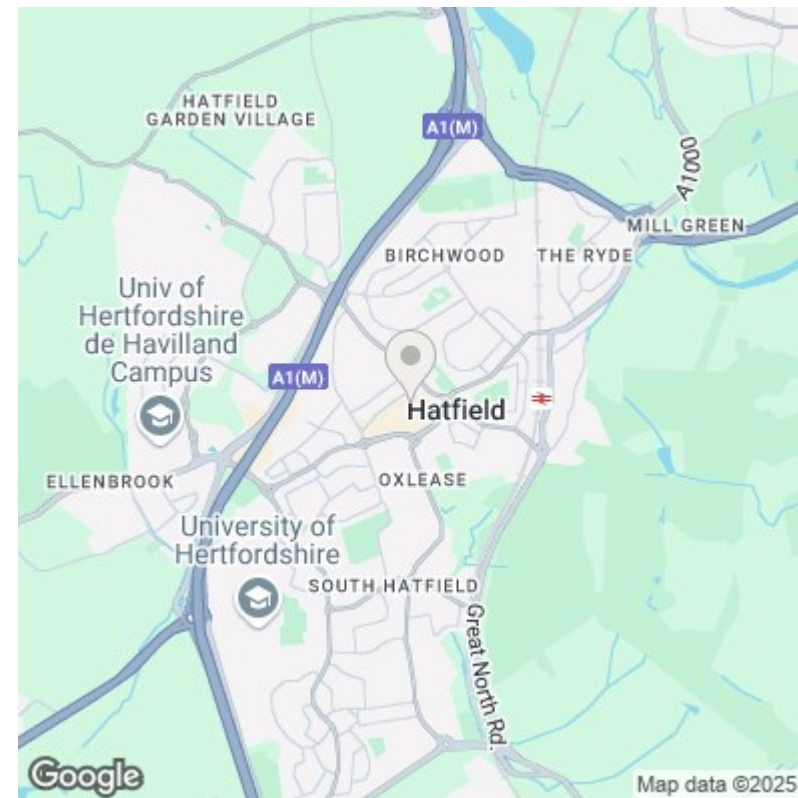


## Second Floor



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) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	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.
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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