



Hillfield, Hatfield, AL10 0TX

**£175,000**





**Hillfield, Hatfield**

Chain free one double bedroom top floor flat situated in a cul de sac within the ever popular "Birchwood" area, within walking distance of the train station.

This deceptively spacious property is close to local amenities and provides great access to road links and briefly comprises of entrance hall with security entry phone system and storage cupboards, living room, a fitted kitchen, double bedroom with built in wardrobe and a bathroom/wc. Double glazed throughout and gas radiator central heating.

Outside there is a brick built storage shed and communal grounds, parking is on street with no permit required.

Please call us on 01707 270777 to arrange your viewing.







#### Communal Entrance Hall

Part glazed entrance door to front with security entryphone system, stairs to all floors, private entrance door to:

#### Private Entrance Hall

Security entryphone system, storage cupboard and recess, radiator, access to loft, doors to:

#### Living Room

Double glazed window to rear, radiator.

#### Kitchen

Fitted with a range of wall and base units, complimentary work surfaces and tiled splash back, space for cooker, washing machine and fridge freezer, wall mounted gas fired boiler, double glazed window to rear.

#### Double Bedroom

Double glazed window to front, built in wardrobe, radiator.

#### Bathroom/wc

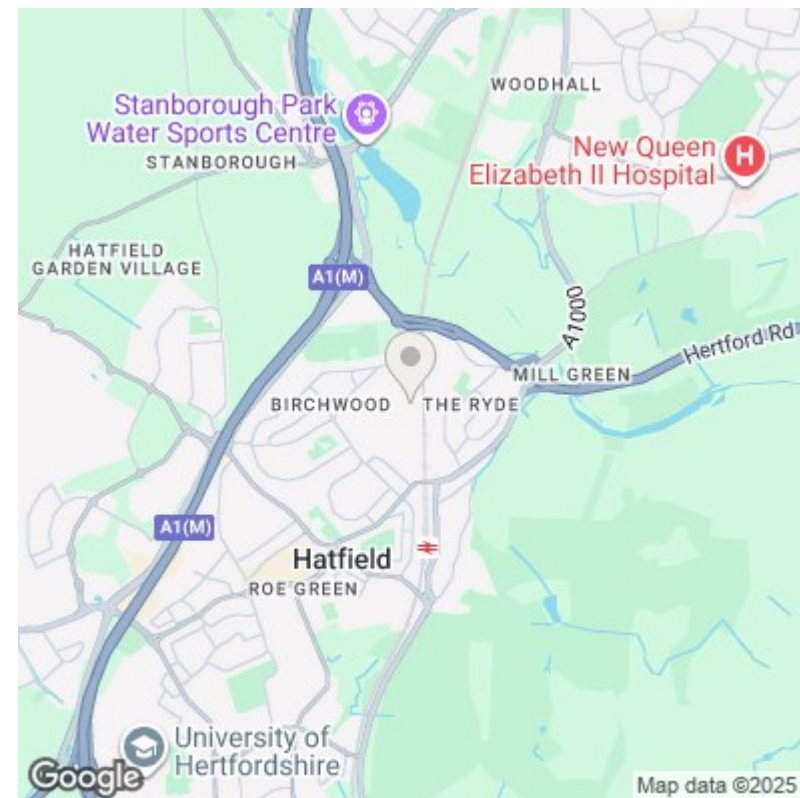
Comprising of panel enclosed bath with mixer tap and shower over, pedestal wash hand basin, dual flush wc, complimentary wall tiling, radiator, double glazed window to front.

#### Leasehold Information

Lease Length 100 years remaining

Service Charge £629.53 estimated for 2024/2025

Ground Rent £10 with no review period



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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		
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(21-38) F		
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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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