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26 Walsingham Close, Hatfield,

Available as a buy to let with a tenant currently paying £925 pcm is this conveniently located within walking distance of Hatfield Business Park, The University of Hertfordshire and the Galleria Shopping & Leisure Centre is this two bedroom second floor apartment. The property has been modernised over recent years and offers a spacious entrance hall, living room with two windows overlooking the gardens, refitted kitchen with appliances, master bedroom with built in wardrobes, larger than average second bedroom, refitted bathroom with shower cubicle and bath. The apartment has been double glazed and is offered for sale with no onward chain. Outside there are extensive communal gardens which are very well maintained, visitor and private parking.

Offers Invited £240,000 Leasehold



Communal Entrance Hall

Stairs to all floor, security entryphone system.

Entrance Hall

Entrance door, security entry phone system, two double glazed windows to front, electric heater, cupboard housing water cylinder, doors to:

Living Room

13' x 11'10 (3.96m x 3.61m)

Two double glazed window to rear, electric heater, television and telephone points, wall mounted electric fire, door to:

Refitted Kitchen

9'10 x 7'5 (3.00m x 2.26m)

Refitted range of wall and base units, contrasting work surfaces and tiled splash back, inset one and a half bowl sink drainer unit, built in oven with halogen hob and chimney style extractor hood over, space for washing machine, space for fridge/freezer and slimline dishwasher, double glazed window to front.

Bedroom One

15'10 x 8'5 (4.83m x 2.57m)

Double glazed window to rear, electric wall heater, built in wardrobes.

Bedroom Two

15'10 x 6'5 (4.83m x 1.96m)

Double glazed window to rear, electric wall heater.

Refitted Bathroom

Refitted with a white four piece suite comprising of panel enclosed bath with mixer tap and shower attachment, corner shower cubicle with sliding doors, wash hand basin with mixer tap, dual flush low level wc, complimentary tiled walls to full height, heated towel rail, extractor fan.

Communal Grounds

The apartments are set within extensive well maintained communal grounds, there are a number of refuge/recycling ares

Parking

There is a large car park with many visitor spaces, there is also a private allocated space.

Tenure

Leasehold

125 years from 1st September 1988

Ground rent & service charge including building insurance to be confirmed



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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		