



Tudor Close, Hatfield, AL10 9EJ

**Guide Price £215,000**



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## Tudor Close, Hatfield

Newly refurbished two bedroom top floor flat with en-suite shower/dressing room situated in a popular cul de sac with great access to major road links and the University of Hertfordshire.

The property is offered chain free with immediate vacant possession and a 963 year lease, and briefly comprises of a communal entrance hall, private entrance hall with security entryphone system and storage cupboard, 18' lounge/diner, a newly refitted kitchen with built in appliances, two bedrooms, master with en suite shower/dressing room, refitted bathroom/wc, newly installed electric radiator heating and uPVC double glazing throughout.

Outside there are well maintained communal gardens to the front and rear serving the four flats, and an allocated private space opposite..





#### **Communal Entrance hall**

Entrance door to front, security entryphone system, post boxes, stairs to all floors, door to:

#### **Private Entrance Hall**

Entrance door, security entryphone system, arched display recess, electric heater, storage cupboard, access to loft, doors to:

#### **Lounge/diner**

Double glazed window to rear, electric heater, arched display recess, door to:

#### **Newly Fitted kitchen**

Recently fitted with a range of white high gloss wall and base units, complimentary work surfaces and tiled splash backs, inset stainless steel sink/drainer with mixer tap, built in electric hob with oven under and integrated extractor over, space for fridge/freezer and washing machine, double glazed window to rear.

#### **Master Bedroom**

Double glazed window to front, electric heater, opening to:

#### **En Suite Shower/Dressing Room**

Tiled shower cubicle, built in wardrobe.

#### **Bedroom Two**

Double glazed window to front, electric heater, wardrobe recess.



#### **Refitted Bathroom**

Comprising of panel enclosed bath with shower over and glazed screen, vanity wash hand basin with mixer tap, concealed cistern dual flush wc, complimentary wall tiling, extractor fan, airing cupboard housing water tanks.

#### **Communal Grounds**

Well kept and mainly laid to lawn, various bushes and evergreens greens, communal bin stores.

#### **Parking**

Private allocated space for one vehicle.

#### **Leasehold Information**

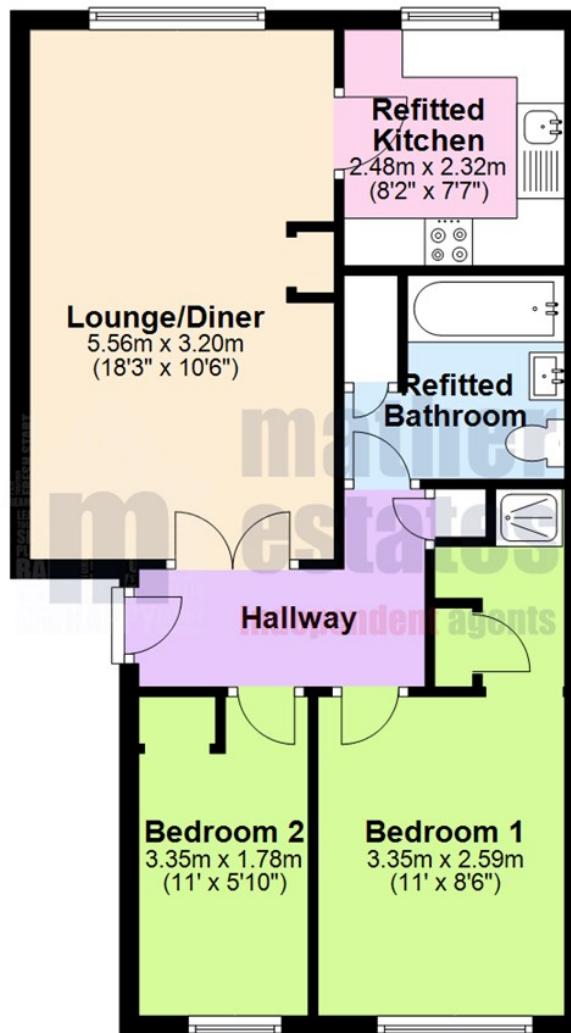
999 year lease from 1st October 1987 (963 years remaining).

£0 ground rent

Service Charge for period 01 10 2025 to 30 09 2026: £1,583.19 including external building insurance.



## Top Floor



Total area: approx. 52.7 sq. metres (566.9 sq. feet)

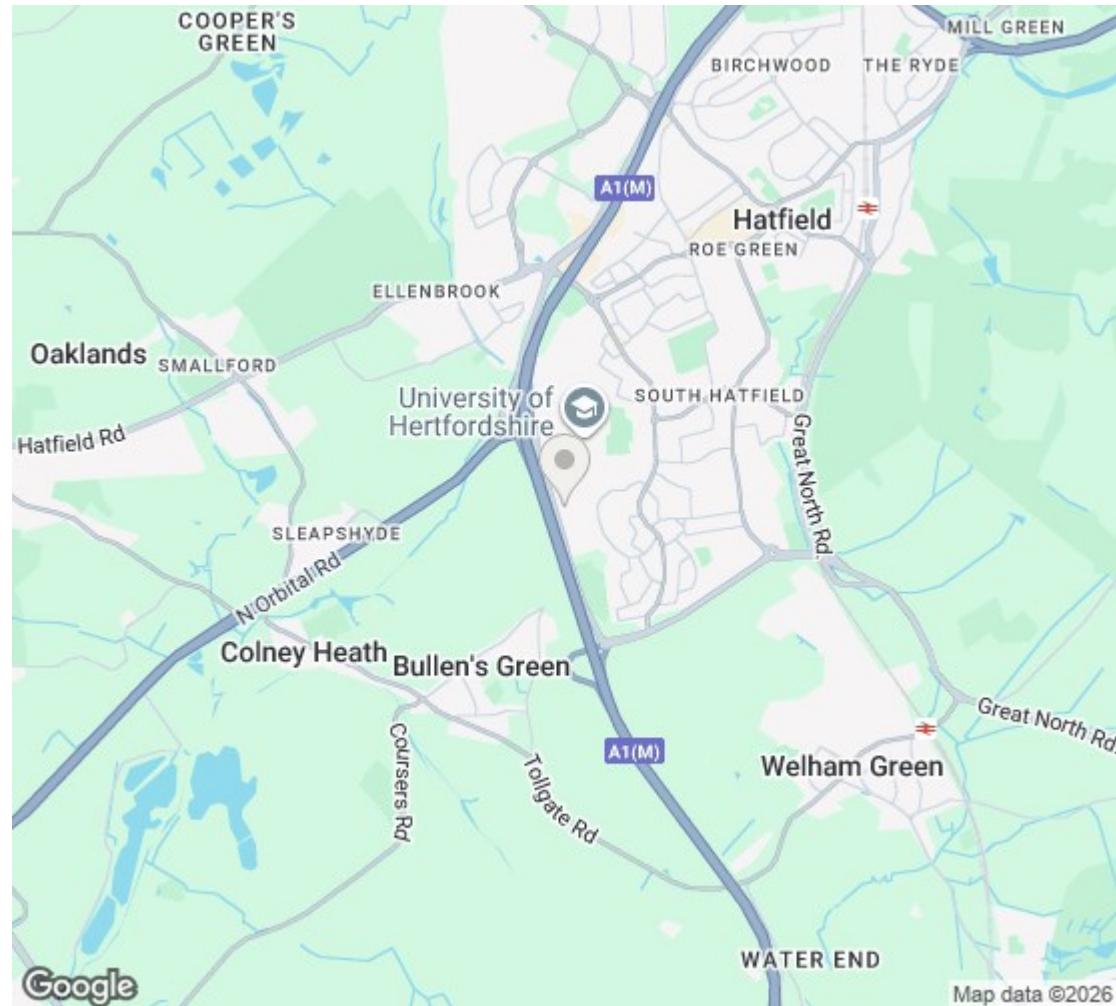
Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	74	81
(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		
(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.



27 Market Place, Hatfield, Hertfordshire, AL10 0LJ  
01707 270777 | [hatfield@matherestates.com](mailto:hatfield@matherestates.com)