



Redhall Close, Hatfield, AL10 9EQ

£190,000



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Redhall Close, Hatfield

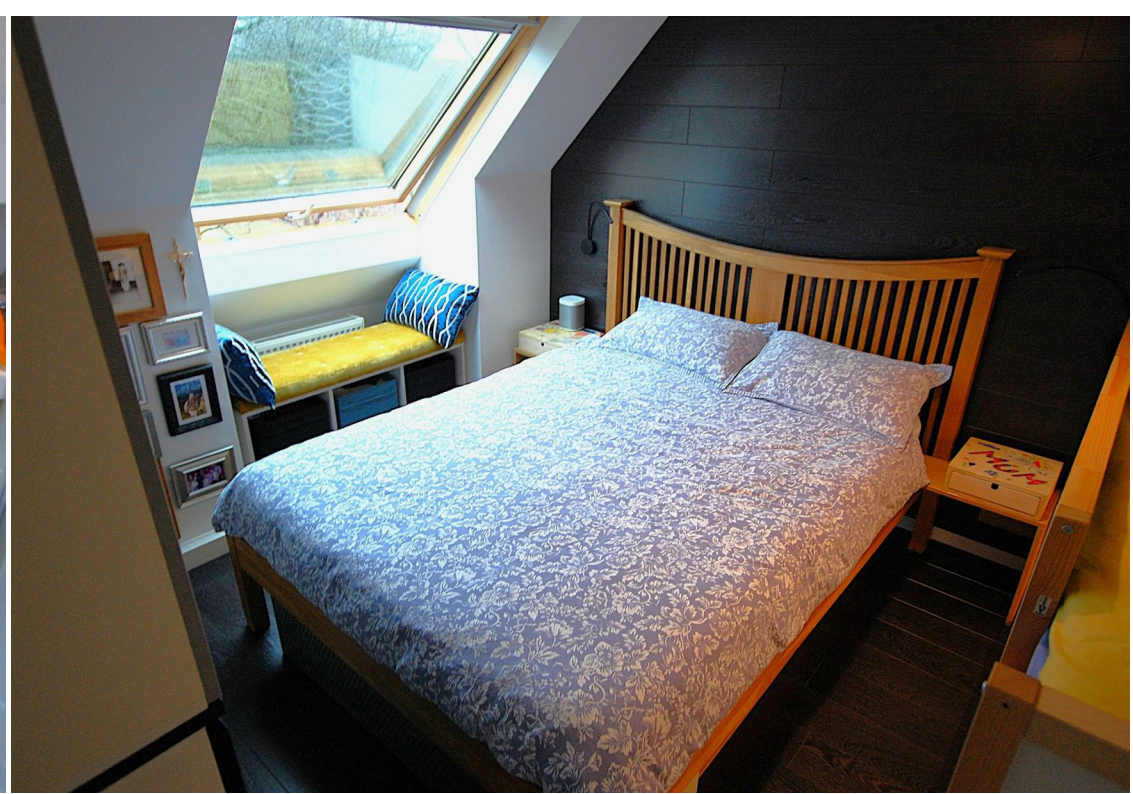
Guide Price £190,000 to £200,000

Deceptively spacious one double bedroom split level maisonette, situated in a cul de sac in the south side of town, the property is backing onto fields and is a short walk to local amenities.

The property briefly comprises of private entrance door, hallway leading to good size living room, refitted kitchen with appliances, stairs to the first floor, double bedroom, bathroom/wc double glazing and gas radiator central heating.

Outside there is a communal garden to the rear, good size car park to front. Please call 01707 270777 to arrange your viewing.







Leasehold Information

Service charge: Approximately £500 per year
Ground Rent: £10 per year
85 Years left of 125 Year lease

Private Entrance Hall

Entrance door, radiator, storage cupboard, travertine stone flooring, doors to:

Kitchen

7'4" x 8'11"

Refitted with a range of wall and base units, complimentary work surfaces and tiled splash back, inset stainless steel sink/drainер with mixer tap, cookers, fridge/freezer, space for washing machine and dishwasher double glazed window to side, travertine stone flooring

Lounge/Diner

10'8 x 16

Double glazed window to rear, storage cupboard, radiator, wood effect flooring

Landing

Double glazed window to side, storage cupboard, doors to:

Bedroom

10'2 x 11'10

Double glazed window to rear, storage cupboard, radiator, wood effect flooring

Bathroom

8'8 x 6

Comprising of panel enclosed bath with mixer tap and shower head over, vanity wash hand basin with mixer tap and cupboard under, dual flush wc, complimentary porcelain wall and floor tiling, radiator, double glazed window rear

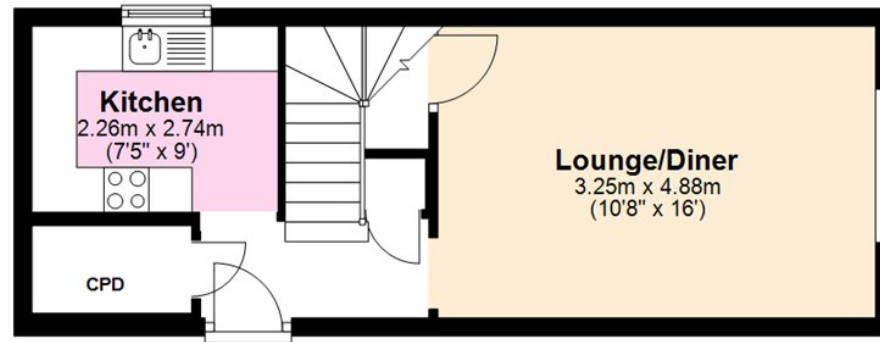
Communal Garden

A great size and overlooking fields to the rear.

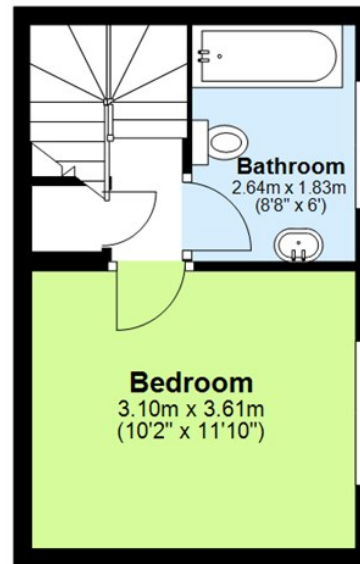
Parking

There is lots of parking in a good size carpark to the front.

Ground Floor



First 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		
(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	73

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	



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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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