



Northdown Road, Hatfield, AL10 8SP

Chain Free £170,000



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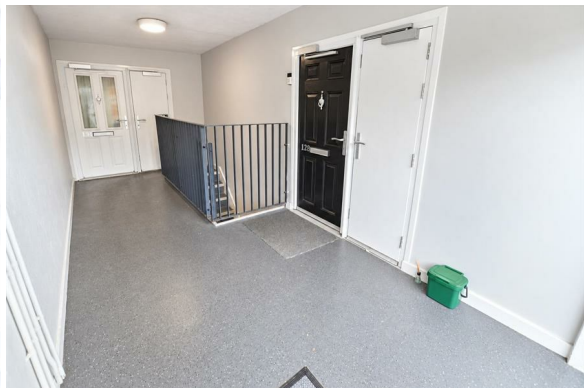
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Northdown Road, Hatfield

Situated on the south side of town, close to shops and parkland, is this spacious one double bedroom first floor flat offered for sale in great condition with immediate vacant possession.

Offering great access to major road links, and a long lease, the property briefly comprises of entrance hall with security entryphone system, a dual aspect lounge with Juliet balcony. a lot of the other apartment sof this style has split this room in order to create a second bedroom, Kitchen, double bedroom with built in wardrobe, fully tiled bathroom, gas radiator central heating and double glazing throughout.

For further in formation or to book your viewing please call us on 01707 270777





Communal Entrance Hall

Double glazed entrance door to front, security entryphone system, stairs to first floor, private entrance door to:

Private Entrance Hall

Security entryphone system, radiator, access to loft, cupboard housing gas fired boiler, doors to:

Dual Aspect Lounge

Dual aspect room with double glazed window to front, double glazed window and door with Juliet balcony to rear, radiator. Many of the other flats of this style having sub divided this room in order to create a second bedroom.

Kitchen

Fitted range of wall and base units, complimentary work surfaces and tiled splash back, inset sink/drain space for fridge/freezer, washing machine and cooker, double glazed window to front.

Double Bedroom

Double glazed window to rear, radiator, open fronted built in wardrobe.

Bathroom/wc

Fully tiled with panel enclosed bath, shower over, wash hand basin, concealed cistern dual flush wc, radiator, double glazed window to front.

Parking

On street resident only permit parking

Leasehold Information

Lease Length; 119 years

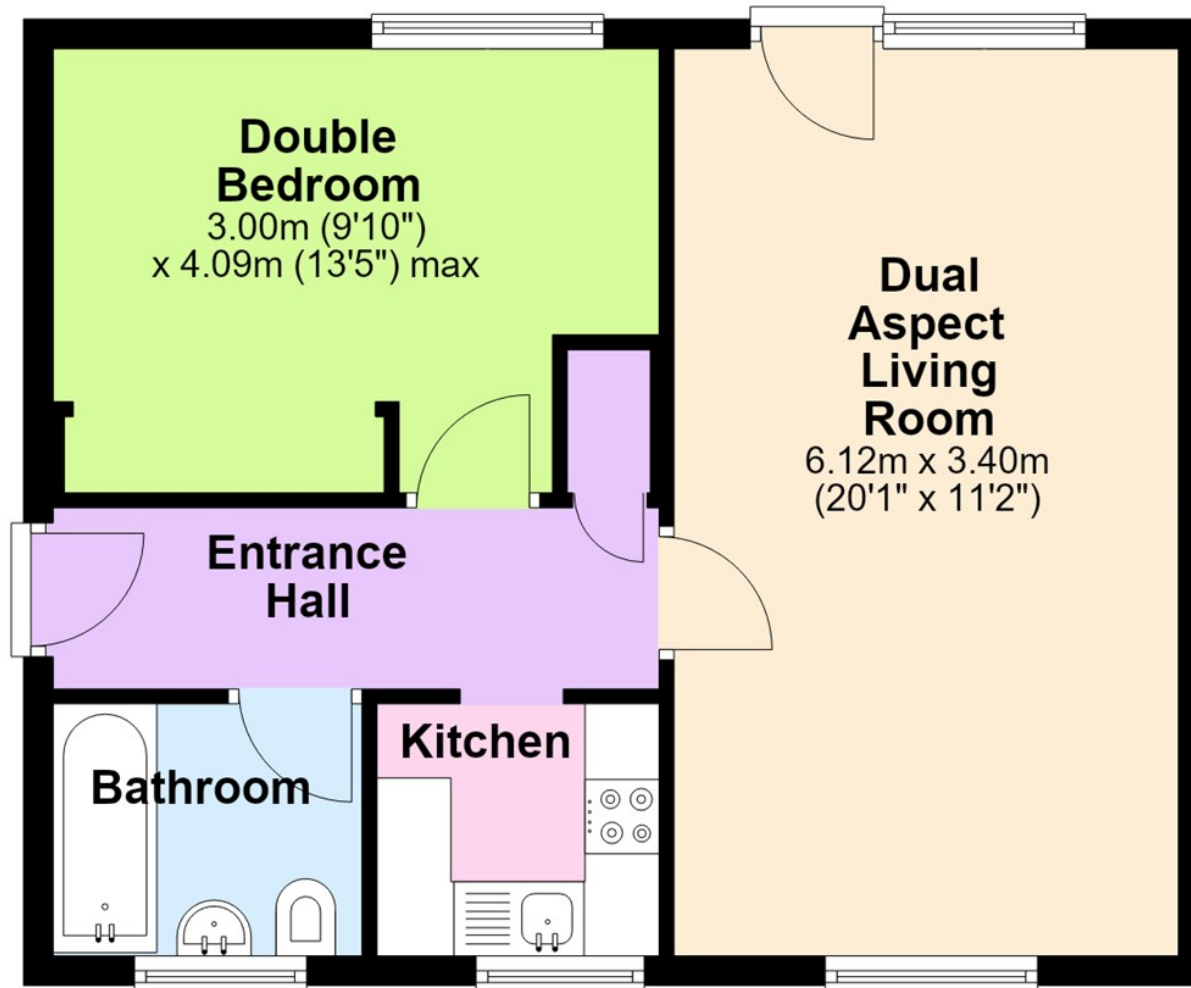
Ground Rent; £10 pa with no reviews

Service Charge: Approximately £500pa



First Floor

Approx. 46.1 sq. metres (496.0 sq. feet)



Total area: approx. 46.1 sq. metres (496.0 sq. feet)

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	



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. The measurements indicated are supplied for guidance only and must be considered incorrect.
3. Potential buyers are advised to recheck measurements before committing to any expense. No equipment, fixtures, fittings or services have been checked, it is in the buyers interests to check the working condition of any appliances.
4. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.
5. To conform with the Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers, prior to any offer being formally accepted and a memorandum of sale being issued. We require all buyers to pay a fee of £30 inc vat to Mather Estates. You will then be required to provide your name, address, email, date of birth and ID to our nominated third party to confirm your identity.

27 Market Place, Hatfield, Hertfordshire, AL10 0LJ
01707 270777 | hatfield@matherestates.com