



Redhall Close, Hatfield, AL10 9EQ

£185,000



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Redhall Close, Hatfield

Newly refurbished one double bedroom split level maisonette situated in a cul de sac backing onto fields, offering great access to major road links.

The property briefly comprises of a private entrance door leading to the hallway, a good size lounge/diner, a newly refitted kitchen with appliances, stairs to the first floor, double bedroom, shower room/wc, double glazing and gas radiator central heating. To the rear there are good communal gardens overlooking fields, to the front there is a large communal car park.

Offered chain free, viewing is advised please call us on 01707 270777





Private Entrance Hall

Double glazed entrance door to front, stairs to first floor with large storage cupboards under, further storage cupboard housing gas combination boiler, radiator, doors to;

Refitted Kitchen

8'11" x 7'4"

Newly refitted with a range of white high gloss wall and base units, complimentary work surfaces and tiled splash back, stainless steel sink/drainers, built in oven and gas hob, space for washing machine and fridge/freezer, double glazed skylight window to front.

Lounge/Diner

16'0" x 10'7"

Double glazed skylight window to side overlooking fields, radiator, access to under stairs storage.

Landing

Storage cupboard, double glazed window to side, doors to:

Double bedroom

7'8" x 11'10"

Double glazed skylight window to rear overlooking fields, radiator, built in wardrobe.

Shower room/wc

11'1" x 6'0"

Comprising of tiled corner shower cubicle, dual flush wc, pedestal wash hand basin with cupboard over, complimentary wall tiling, skylight window to 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, requiring a resident permit.

Leasehold Information

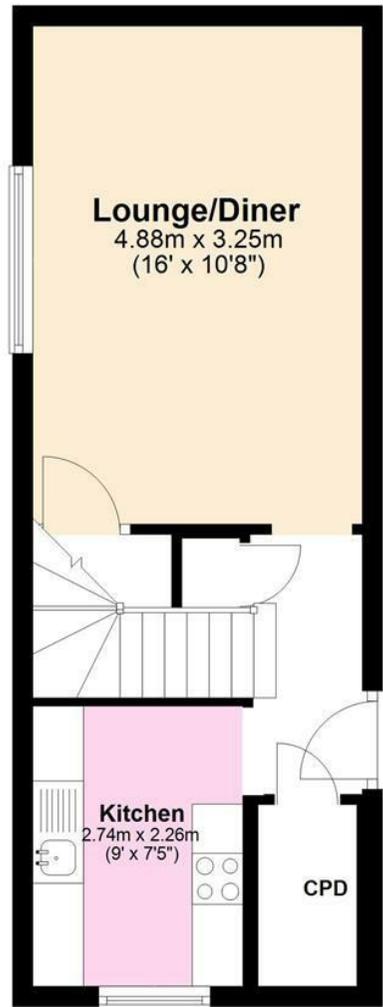
Annual service charge approximately £500

Annual ground rent: £10

96 Years left of 125 Year lease

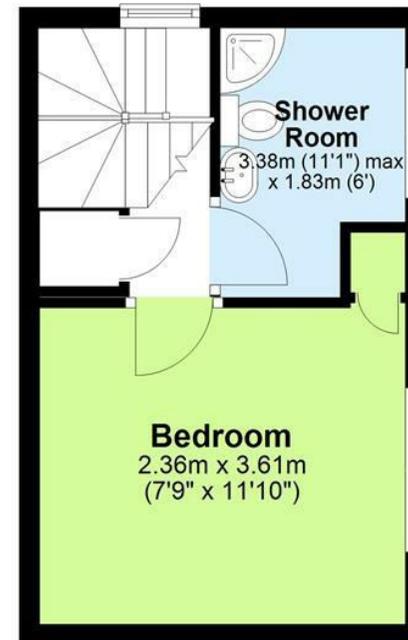
First Floor

Approx. 30.3 sq. metres (326.6 sq. feet)



Second Floor

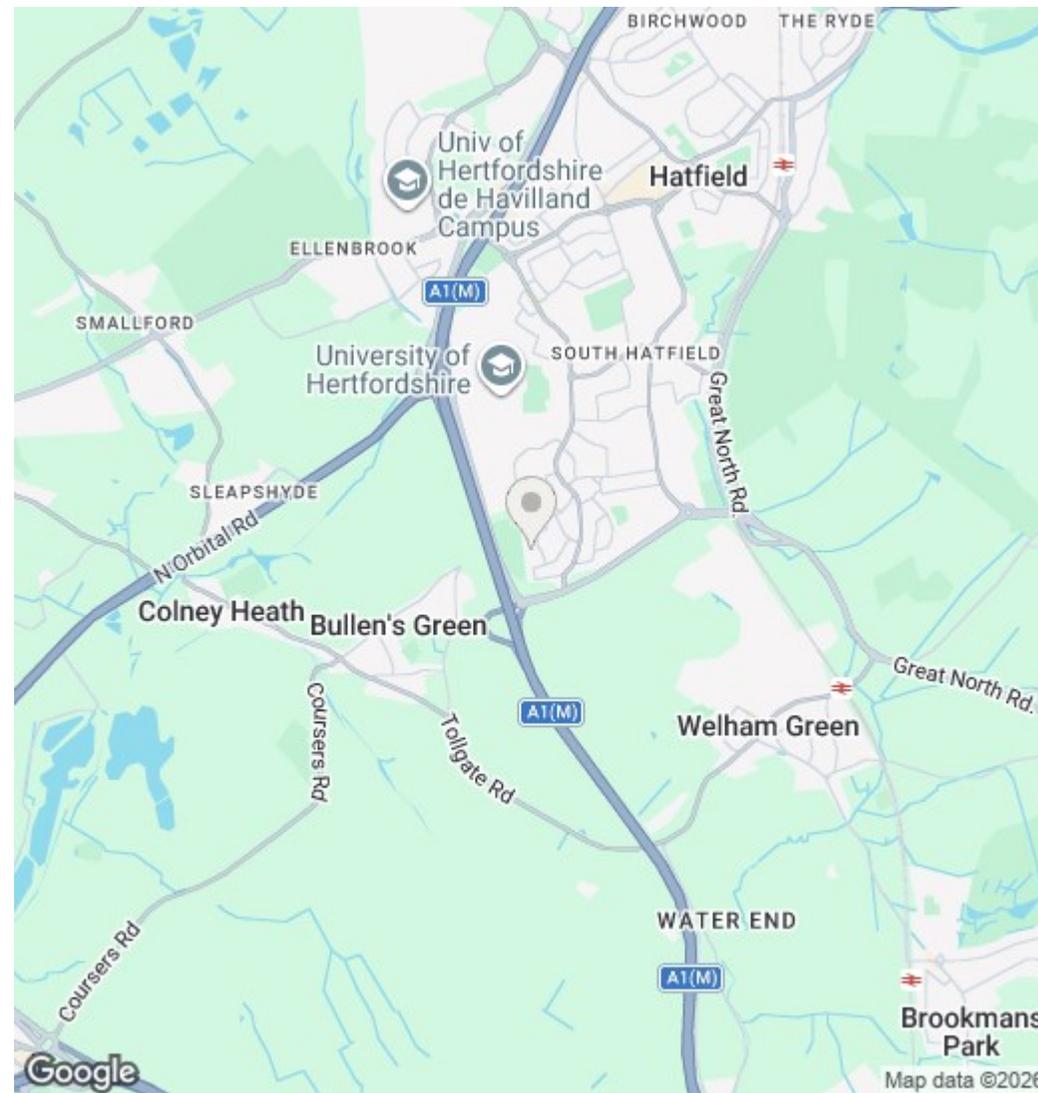
Approx. 20.0 sq. metres (215.1 sq. feet)



Total area: approx. 50.3 sq. metres (541.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	58	72
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
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.

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