



Millwards, Hatfield, AL10 8UT

£185,000



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Spacious one double bedroom first floor flat offered for sale as a buy to let with a rental income of £1200 pcm.

Situated adjacent to playing fields in a cul de sac close to a sports Centre and road links, the property is a great size and offers entrance hall with security entryphone system, lounge opening to a refitted kitchen/diner with integrated appliances, good sized double bedroom with built in wardrobe, refitted bathroom.

The property is double glazed throughout and has gas radiator central heating via a "Worcester" combination boiler, please call 01707 270777 to arrange your viewing.



**Communal Entrance Hall**

Communal security door with entryphone system, stairs to first floor, private entrance door to;

**Entrance Hall**

Radiator, two walk in storage cupboard, door to:

**Lounge**

Double glazed window to rear, radiator, wood effect floor, television and telephone point, opening to:

**Refitted Kitchen/diner**

Refitted with a range of wall and base units, breakfast bar, complimentary work surfaces, built in stainless steel gas hob with stainless steel splash back, chimney style extractor hood over and electric oven under, stainless steel sink/drainer with mixer tap, integrated, fridge, freezer and washing machine, cupboard housing gas

fired "Worcester" combination boiler, wood effect floor, double glazed window to front.

**Double Bedroom**

Double glazed window to rear, radiator, wood effect floor, built in double wardrobe..

**Refitted Bathroom**

Refitted suite comprising of a "P" shaped shower/bath with shower over and glazed screen, pedestal wash hand basin, dual flush wc, chrome effect heated towel rail, complimentary wall and floor tiling, double glazed window to front.

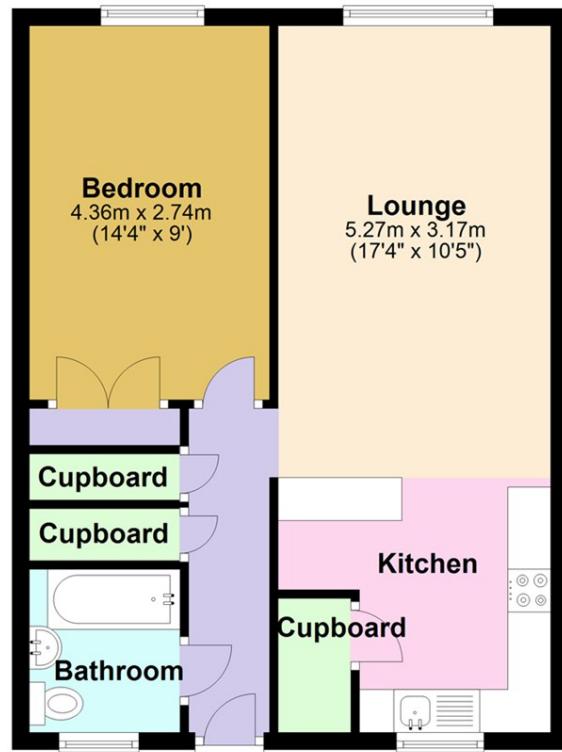
**Leasehold**

100 years remaining.

**Ground Rent; £10 pa**

**Service Charge; Approximately £40 pcm**

## Ground 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.

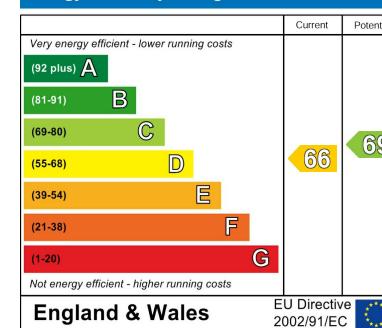
Plan produced using PlanUp.



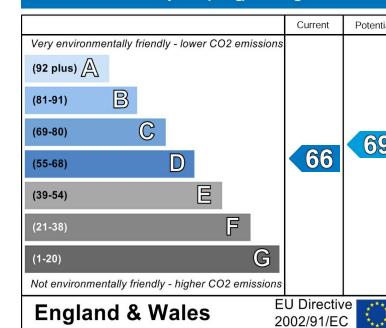
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 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.



### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



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