



Dickens Court, Hatfield, Hertfordshire AL10 0HY

£225,000

Situated within a short walk of local shops, train station and the town centre, is this spacious two bedroom ground floor maisonette which has been adapted for a disabled/wheel chair user..

The property is available to either owner occupiers, or as a buy to let. The property is currently let for £1000 pcm until March 2022 and briefly comprises of a private entrance hall, 18' x 12' lounge/diner which overlooks the communal gardens, refitted kitchen with appliances, master bedroom with built in wardrobes, further bedroom, refitted wet room/wc. The property is double glazed and has gas radiator central heating via a combination boiler. Outside there are well maintained communal gardens, allocated parking.



Entrance Hall

Power assisted uPVC double glazed entrance door to front via a ramp with hand rail, "Amtico" flooring, phone point, radiator, central heating controls, under stairs storage cupboard, doors to:

Lounge/diner

18'8 x 12'1 (5.69m x 3.68m)

Power assisted double glazed window to rear overlooking the communal gardens, television and telephone points, two radiators, door to:



Refitted Kitchen

11 x 7'10 (3.35m x 2.39m)

Refitted for a wheelchair user and comprising of a range of refitted wall and base units, complementary work surfaces, inset sink/drain unit with tiled splash back, inset 4 ring gas hob with chimney style extractor hood over, built in electric oven, space for fridge freezer and washing machine, pull out ironing board and additional work surface, wall mounted combination boiler, radiator, power assisted double glazed window with a South Easterly rear aspect overlooking the rear gardens.



Bedroom One

13'10" max x 8'9" plus built in wardrobes (4.22m max x 2.69m plus built in wardrobes)

Power assisted double glazed window to front, radiator, mirror fronted double wardrobe.



Bedroom Two

10' x 6'10 (3.05m x 2.08m)

Power assisted double glazed window to front, radiator.



Refitted Wet Room

Refitted with easy access shower with electric shower unit, pedestal wash hand basin, shaver point, high level wc, chrome effect heated towel rail, extractor fan, complementary wall tiling to full height.



Maintenance charge £1476.00 pa

Ground Rent £730.94 (This will become a peppercorn rent once the lease extension has been completed)

Communal Gardens

Well maintained and presented gardens which are mainly laid to lawn, mature flowers, shrubs and evergreens, communal bin/recycling area.

Parking

Private allocated space and further guest spaces to the rear.



Leasehold

Current lease information.

92 years remaining (To be extended by 90 years by the seller prior to completion)



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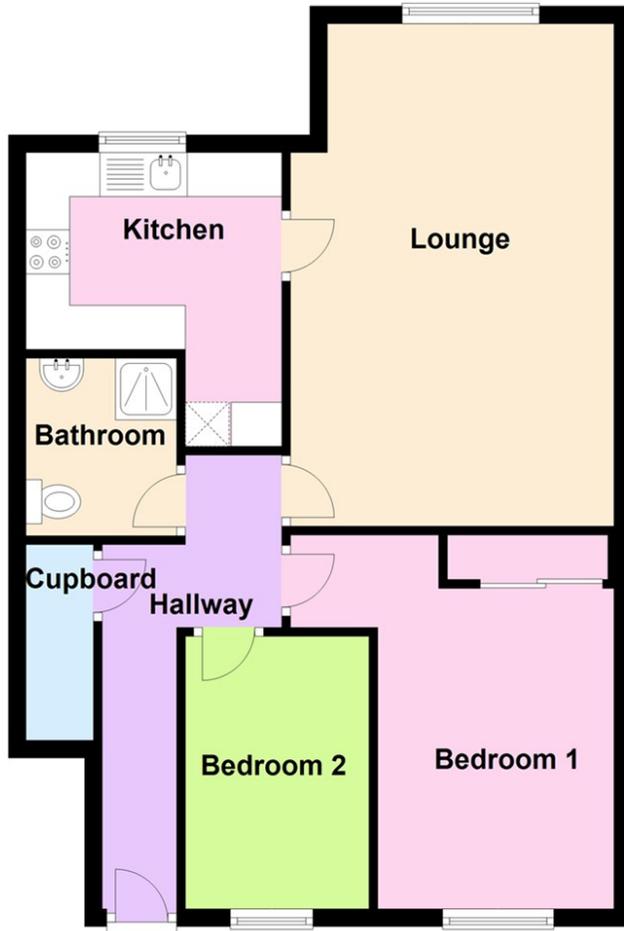
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Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	78
(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		78	80
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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