



Walsingham Close, Hatfield, AL10 0RP

£200,000



Walsingham Close, Hatfield

Conveniently located two bedroom second floor apartment, situated within walking distance of the town, train station, business park and University.

The apartment briefly comprises of entrance hall with security entry phone system, living room with French doors to the Juliet balcony, fitted kitchen with built in appliances, bathroom/wc, double bedroom with built in wardrobes, further single bedroom, electric storage heater and double gzing.

Outside there are well maintained communal grounds, one private allocated space and visitor parking.

Please call us on 01707 270777 for further information.





Communal Entrance Hall

Security entryphone system, stairs to all floors, door to gardens.

Private Entrance Hall

Security entryphone system, airing cupboard, storage heater, window to rear, doors to:

Living Room

15'2 x 11'1

Double doors to Juliet balcony and further window to rear, television and telephone point, wood effect floor, door to;

Fitted Kitchen

10' x 6'3

Fitted range of wall and base units, contrasting work surfaces and tiled splash back, inset sink/drain unit, built in halogen hob with extractor hood over and oven under, talboy cupboard, plumbing for automatic washing machine, space for fridge.

Bedroom One

10'9 x 8'3 plus wardrobes

Window to front, electric wall heater, built in mirror fronted wardrobes, wood effect floor.

Bedroom Two

7'5 x 6'7

Window to front, electric wall heater.

Refitted Bathroom

White suite comprising panel enclosed bath with shower over and tiled surround, pedestal wash hand basin with tiled splash back, low level wc, electric wall heater, window to rear.

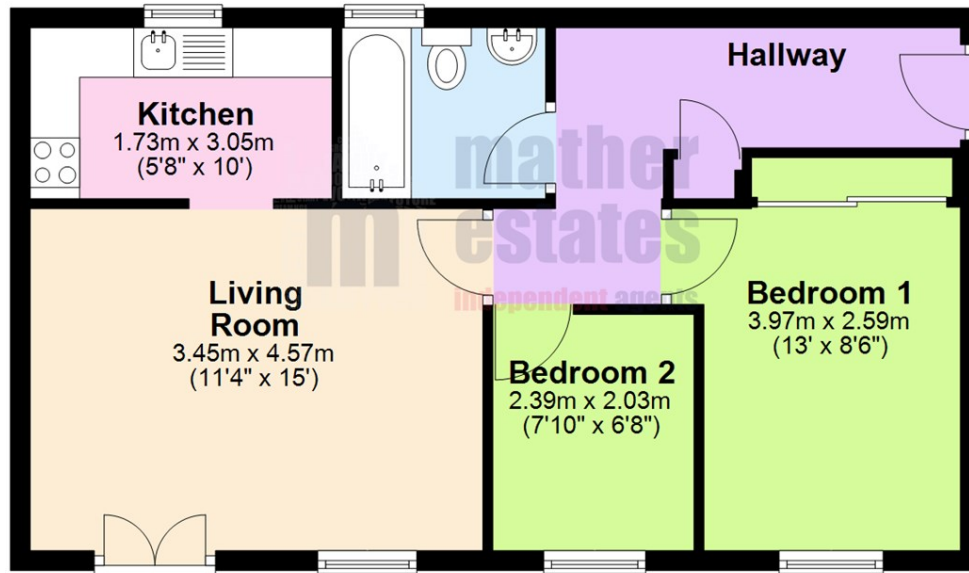
Communal Grounds

Well tended communal grounds which are mainly laid to lawn with mature shrubs and evergreens, bin stores and recycling area.

Parking

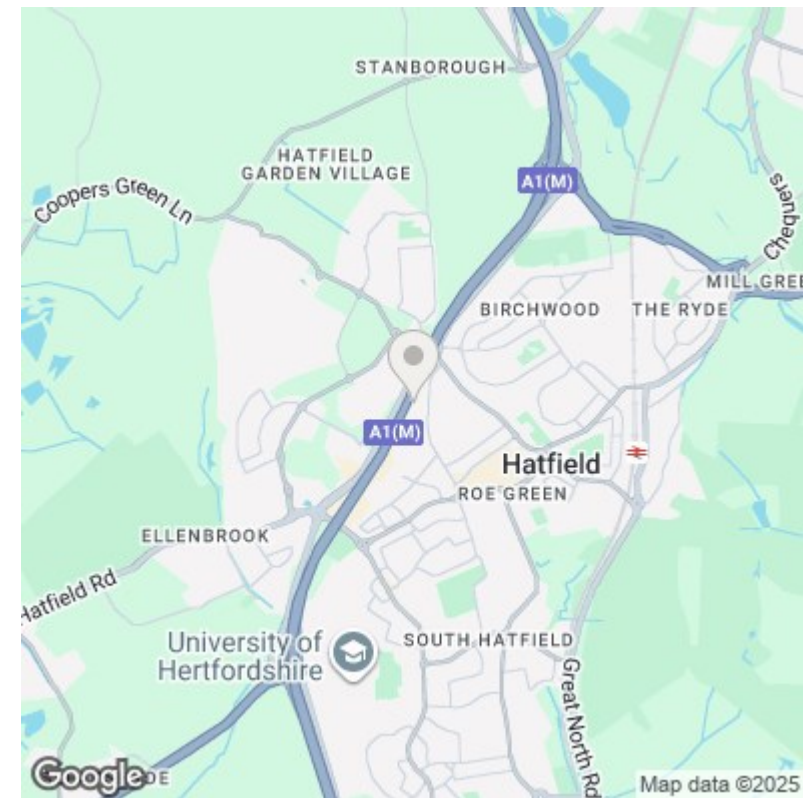
Private allocated and visitor parking available.

Second Floor



Total area: approx. 49.6 sq. metres (534.0 sq. feet)

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	

Environmental Impact (CO₂) 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.
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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