Cunningham Avenue, Hatfield, AL10 9JH

£200,000

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Cunningham Avenue, Salisbury Village, Hatfield

Two double bedroom ground floor flat is situated close to Hatfield Business Park, University of Hertfordshire and the Galleria shopping centre.

The accommodation comprises of a security entryphone system, entrance hall, living room with double doors to communal garden and opening to good sized kitchen with appliances, two double bedrooms, bathroom/wc.

The property is double glazing and gas central heating, well maintained communal gardens, and an allocated and guest parking to the rear.

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

Communal Entrance Hall
Security entry hone system, stairs to first floor landing.

Entrance Hall
Security entry phone system, radiator, two built in storage cupboards, spotlights, doors to:

Living Room
14'9" x 14'0"
Double glazed French doors to Juliette balcony with windows to side, two radiators, television and telephone points, feature fireplace with wooden display mantle, stone surround and hearth, inset electric fire, archway to:

Fitted Kitchen
6'2" x 10'8"
Fitted range of wall and base units, contrasting work surfaces and tiled splash backs, inset stainless steel sink/drainer unit, built in stainless steel hob with oven under and chimney style extractor hood over, integrated fridge/freezer and washer dryer, double glazed window to side.

Bedroom 1
16'8" x 9'10"
Double glazed window to rear, radiator, television and telephone points, built in double wardrobe.

Bedroom 2
9'10" x 8'1"
Double glazed window to rear, radiator.

Bathroom/wc
White suite comprising of panel enclosed bath with mixer tap and shower over, glazed screen, low level wc, pedestal wash hand basin with mixer tap, shaver point, complimentary wall and floor tiling,

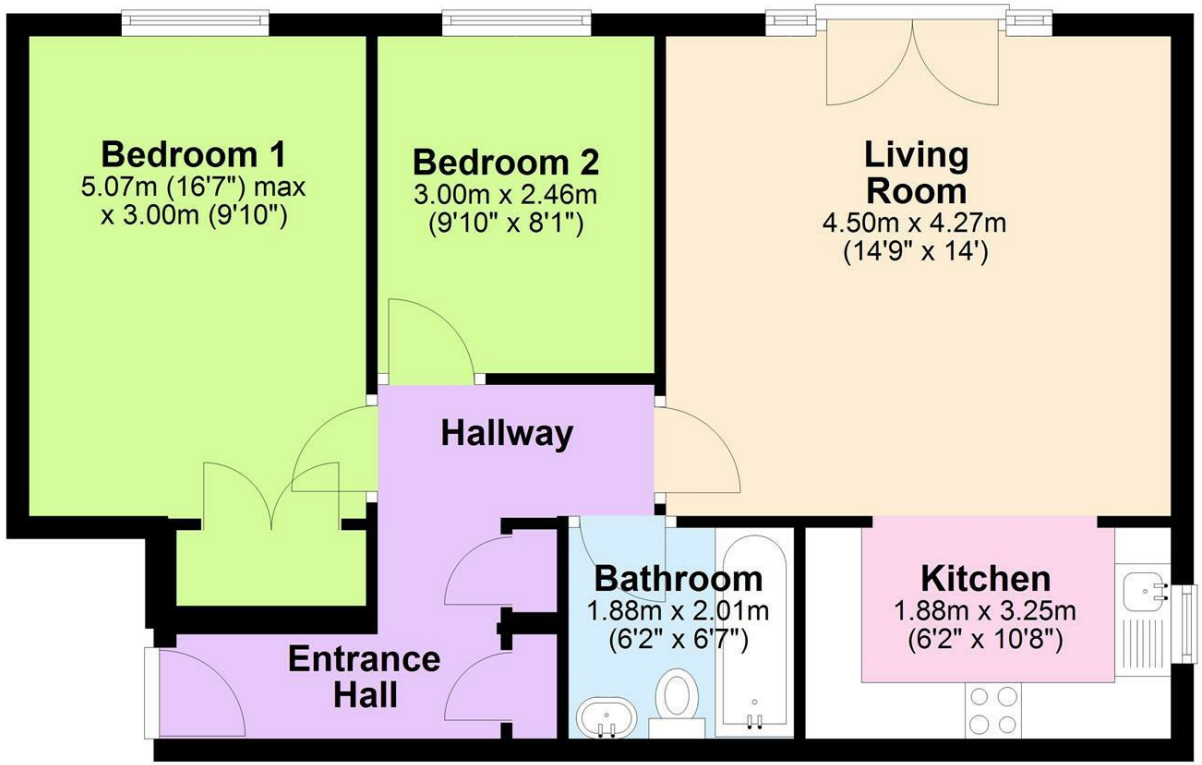
Communal Grounds
The apartment block is set in well maintained grounds which are mainly laid to lawn with mature shrubs and evergreens, bin store,

Parking
To the rear of the property is a private allocated parking space and guest parking.

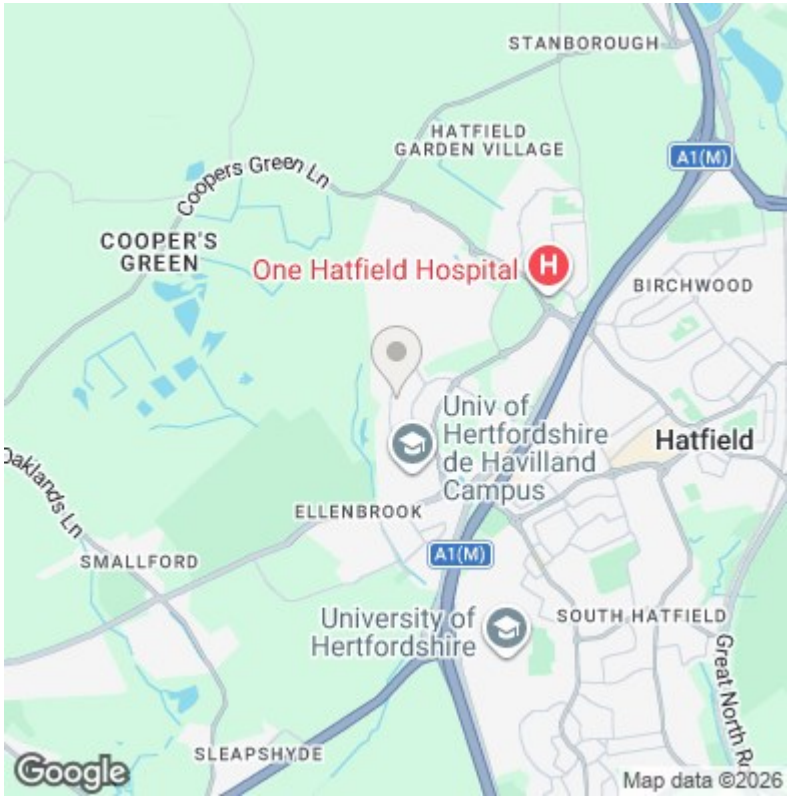
Leasehold Information
Annual Service Charge: £2,122
Annual Ground Rent: £259.35
Lease term 999 years, 978 years left

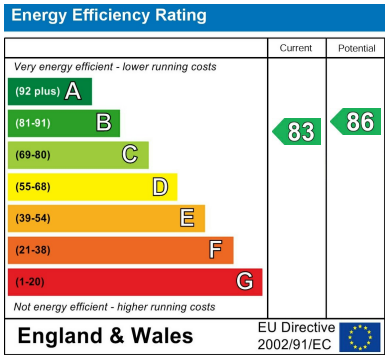
Ground Floor

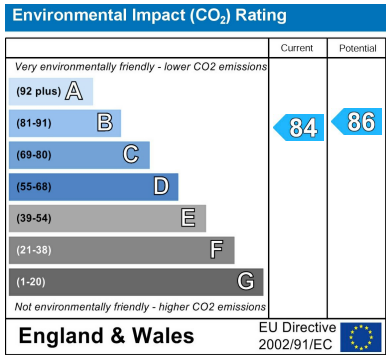
Approx. 60.4 sq. metres (650.6 sq. feet)



Total area: approx. 60.4 sq. metres (650.6 sq. feet)







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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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