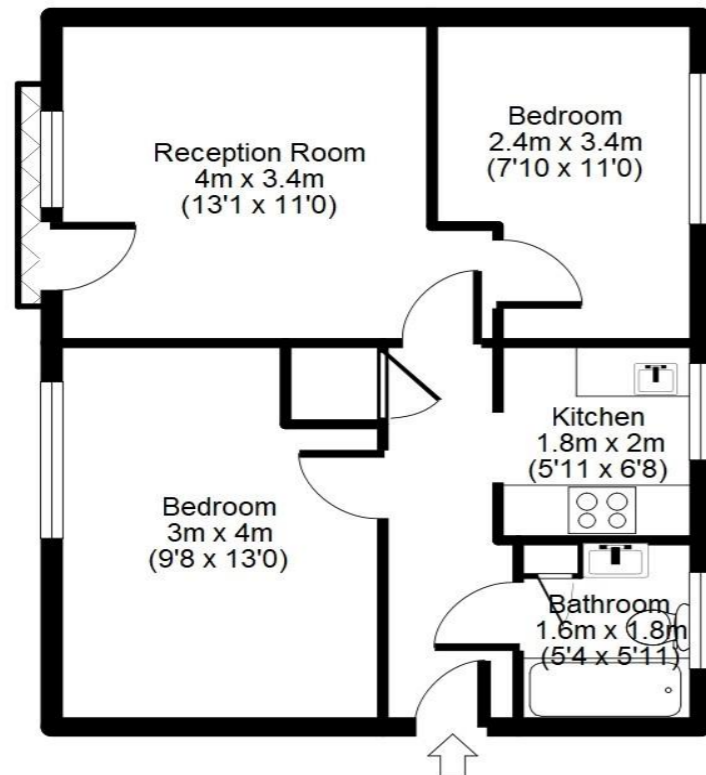


# Northdown Road, Hatfield, AL10

APPROX GROSS INTERNAL FLOOR AREA: 458 sq. ft / 43 sq. m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			
(69-80) C		75	77
(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	

For identification purposes only  
Measurements are approx and not to scale

THE CONSUMER PROTECTION REGULATIONS 2008 & THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.  
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight of the Title documents. Referenced to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore, solicitors should confirm that items described in the sales particulars are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchasers should check the accuracy of the measurements themselves.

# Northdown Road, Hatfield Leasehold Offers Over £199,995



CHAIN FREE. FANTASTIC 1 / 2 BEDROOM FIRST FLOOR FLAT. A very well presented spacious one bedroom first floor flat offering a spacious lounge with Juliet balcony, modern kitchen, two bedrooms, one created from dividing the lounge and a family bathroom.

- Chain Free
- Refurbished to a High Specification
- First Floor Apartment
- Two Bedroom Apartment
- Secure Entry Phone System
- Own Spacious Storage Cupboard
- Gas Central Heating
- Fully Double Glazed
- Close to Local Amenities
- Great Transport Links Via A1(M), M25 & A414







## Communal Entrance

Access to the property is gained via a secure intercom entry phone system, the main entrance provides a fresh clean lobby that services the other properties within the block. There is also a spacious storage cupboard in the hallway.

## Entrance / Hallway

Composite double glazed door opening onto the hallway with laminated wooden style flooring, loft access, entry phone system and storage cupboard housing a combination boiler.

## Lounge

Laminated flooring, radiator, fitted wall cabinets and sideboard creating an entertainment wall. TV points. A wonderful, lowered ceiling incorporating strip lighting with inset spotlights. Double glazed window and door with a Juliet balcony.

## Kitchen

Comprising of a range of base and eye level units, work surfaces, stylish splashback tiles, inset stainless steel circular sink with mixer tap, 4 ring gas hob with overhead concealed extractor fan, integrated electric oven and dishwasher. Fridge/freezer. Laminated flooring, Radiator.

## Bedroom One

A spacious room with laminated wood style flooring, stylish vertical radiator, and tv points. Double glazed window to front. Fitted recessed wardrobe with mirrored sliding doors.

## Bedroom Two

Laminated wood style flooring, and radiator. Double glazed window to rear

## Bathroom

A fully tiled bathroom that is well appointed and finished to a high standard. It comprises of a white panelled bath with shower attachment and mixer taps, glass shower screen, a stylish vanity unit with wash composite hand basin mixer tap and drawers under, low flushing W.C., wall mounted mirror, heated towel rail holder. Obscure double glazed windows.

## Further Details

The property is Leasehold  
Council Tax Band - Band B

**AGENT'S NOTE: If you are considering this property as a buy to let investment, please speak to a member of our Lettings Team for an up-to-date rental valuation and the suitability of the property. Properties in the local area are always required by Raine and Co.**