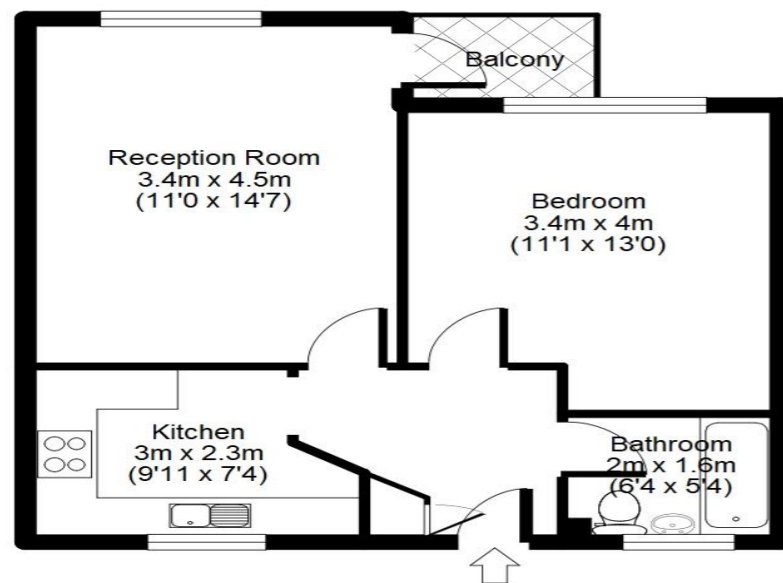


Feather Dell, Hatfield, AL10

APPROX GROSS INTERNAL FLOOR AREA: 448 sq. ft / 42 sq. m



For identification purposes only
Measurements are approx and not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			
(69-80) C		76	76
(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		

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 particular 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.

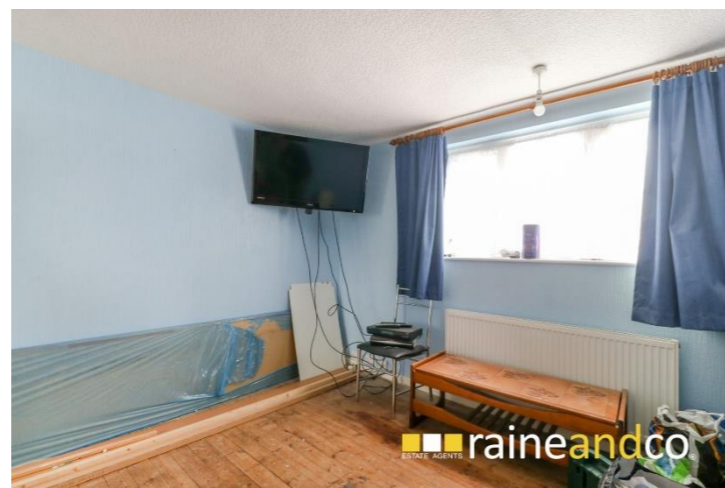
Feather Dell, Hatfield Leasehold Offers in Excess of £179,995



CHAIN FREE. A PURPOSE BUILT ONE BEDROOM FIRST FLOOR FLAT. RECENTLY REFURBISHED. Situated close to the many local shops and amenities of the Town Centre and Galleria and within walking distance to Hatfield Train Station.

- First Floor Flat
- One Double Bedroom
- Gas C/H to Radiators
- Double Glazed Windows
- Newly Fitted Kitchen and Bathroom
- Low Maintenance Charges





Double glazed obscure glazed panelled front door opening on to:

Entrance Hall

Tiled floor, storage cupboard housing gas and electric meters and radiator.

Kitchen

Tiled floor. Comprising of a arrange of wall and base units with work surfaces over and single drainer stainless steel sink unit with mixer tap. Space for fridge and freezer and plumbing for washing machine. 4 Ring gas hob with overhead extractor and electric oven. Tiled walls. Power points with USB charging points (untested). Cupboard housing wall mounted 'Worcester' boiler. Double glazed window to front.

Living Room

Featured gas fire with brick surround, radiator, double glazed window to rear and double glazed door to side opening on the balcony.

Bedroom One

Radiator and double glazed window to rear.

Bathroom

Fully tiled. Comprising a panel enclosed bath with a shower attachment. Low level W.C. Vanity unit with mounted wash hand basin with mixer tap Fully tiled walls. Frosted double glazed window to front. Extractor fan.

Exterior

Communal Garden.

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.