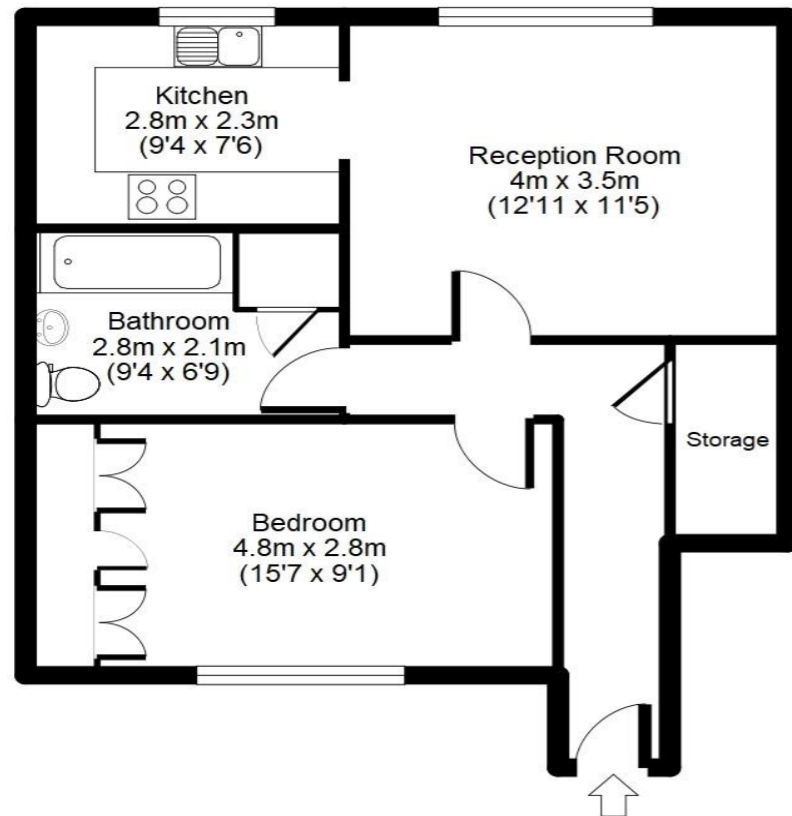


Woodpecker Close, Hatfield, AL10

APPROX GROSS INTERNAL FLOOR AREA: 517 sq. ft / 48 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	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	

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.

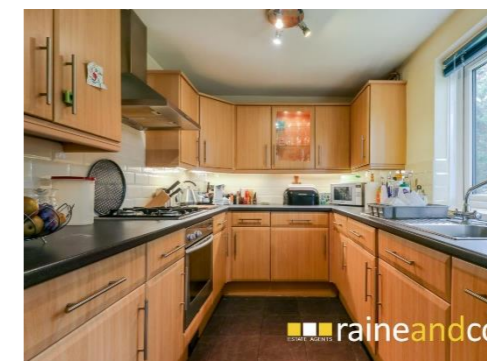
Woodpecker Close, Hertfordshire Leasehold

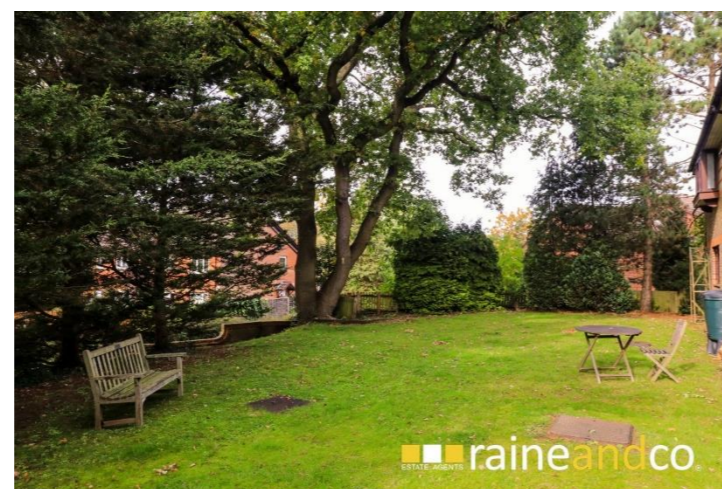
Price £200,000



100% OWNERSHIP, CHAIN FREE, ONE BEDROOM GROUND FLOOR MAISONETTE. Ideal for first-time buyers, situated within easy reach of the services, The Galleria Shopping Centre, bus routes and easy access to A1(M) and A414. Located within 0.2 miles to University of Hertfordshire

- One Double Bedroom Maisonette
- Gas C/H to Radiators
- Fitted Kitchen
- Lease approx. 157 Years
- Chain Free





Entrance Hall

Via a double-glazed front door. Coir Mat with tiled terracotta surround, laminated wood effect flooring, storage cupboard and radiators. doors to:

Lounge

Laminated wood effect flooring, double glazed window to rear aspect, radiator, and access to kitchen.

Kitchen

A modern fitted kitchen with a range of wall and base units, tiled flooring, stainless steel sink drainer and mixer tap, splash back tiles, integrated oven and 4 ring gas hob, overhead extractor, fridge freezer, washing machine / tumble dryer and dishwasher, double glazed window to rear aspect.

Bedroom

Carpeted flooring, double glazed window to front aspect, radiator, built in wardrobe.

Bathroom

Tiled flooring, radiator, white panelled bath with mixer tap and shower attachment, pedestal hand wash basin with mixer tap, part tiled walls, airing cupboard and extractor fan.

External

Communal Garden, outside storage cupboard, and parking.

Agent`s Note

Lease: 157 Years.
Service Charge: £78pcm.
Ground Rent: £0.

Further Details

The property is Leasehold

Council Tax Band - Band C