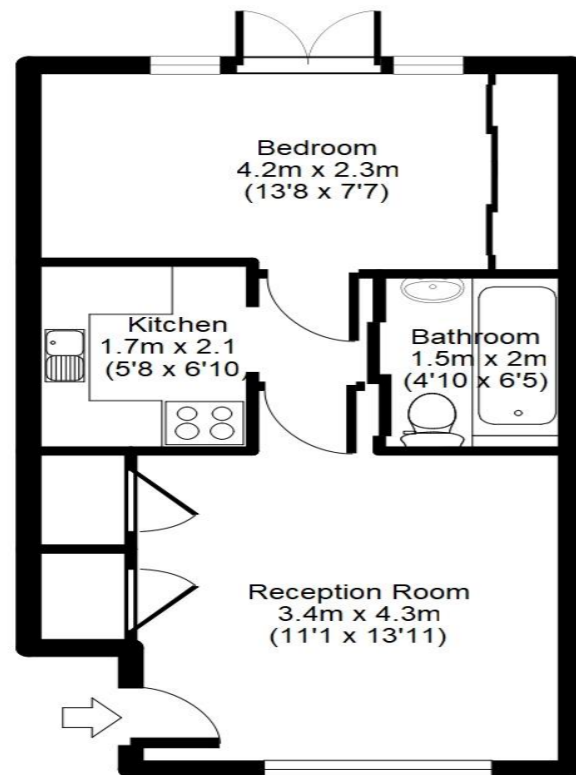


**Wordsworth Court, Hatfield, AL10**

APPROX GROSS INTERNAL FLOOR AREA: 341 sq. ft / 32 sq. m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		75
(55-68)	<b>D</b>	57	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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 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.

**Wordsworth Court Middlefield, Hatfield Leasehold**  
**Price £150,000**

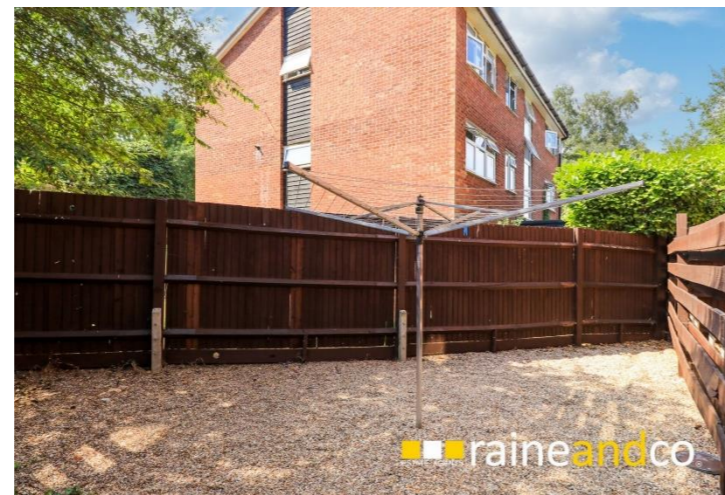


VACANT & CHAIN FREE. IDEAL FOR FIRST TIME BUYERS OR BUY TO LET INVESTORS  
Modern purpose built ground floor one bedroom flat is situated within this popular cul-de-sac location close to Hatfield Town Centre, The Galleria and Hatfield Business Park.

- One Bed Purpose Built Flat
- Popular Cul-De-Sac Location
- Close to Hatfield Business Park, Galleria & Town Centre
- Living Room
- Fitted Kitchen
- Communal Gardens
- 90 Year Lease Until July 2024
- Chain Free







**Front Door**

Own access from communal parking area. Door to:

**Living Room**

11'6" (3.51m) x 11'7" (3.53m)

Television point. Telephone point. Multiple plug points. Two built in cupboards. Double glazed window to front.

**Kitchen**

5'6" (1.68m) x 6'8" (2.03m)

Comprising a range of matching fitted wall and base units. Stainless steel sink unit with mixer tap. Part tiled walls. Gas cooker. Space for upright fridge freezer. Plumbing for washing machine.

**Family Bathroom**

Comprising of panel enclosed bath. Electric shower. Fully tiled. Low level WC. Wash hand basin with mixer tap. Extractor fan.

**Bedroom One**

7'3" (2.21m) x 11'6" (3.51m)

Built in double wardrobes. Multiple plug points. Double glazed window and patio doors to communal gardens.

**External**

**Communal Gardens**

Laid to lawn communal garden. Trees and bushes to borders.

**Parking**

Allocated parking for flats located within the block with ample visitor parking spaces.

**Agent's Note**

Please note that an introduction or property management fee may be payable to Raine and Co for the new tenants. Please ask a member of our sales team for more information.

**Further Details**

The property is Leasehold  
Council Tax Band - Band B

**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.**