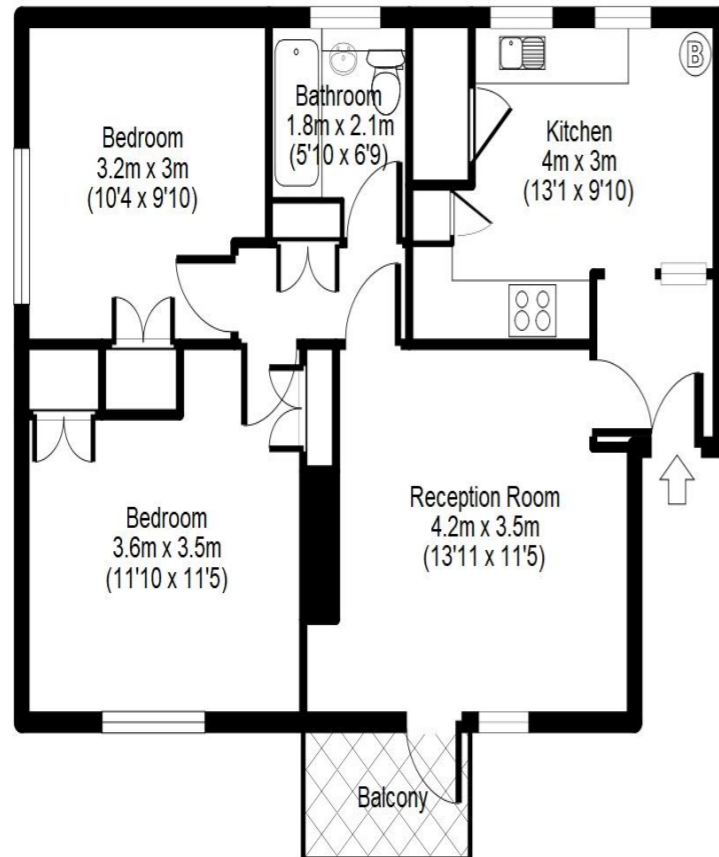


## Days Mead, Hatfield, AL10

APPROX GROSS INTERNAL FLOOR AREA: 597 sq. ft / 56 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>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		70	78
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.

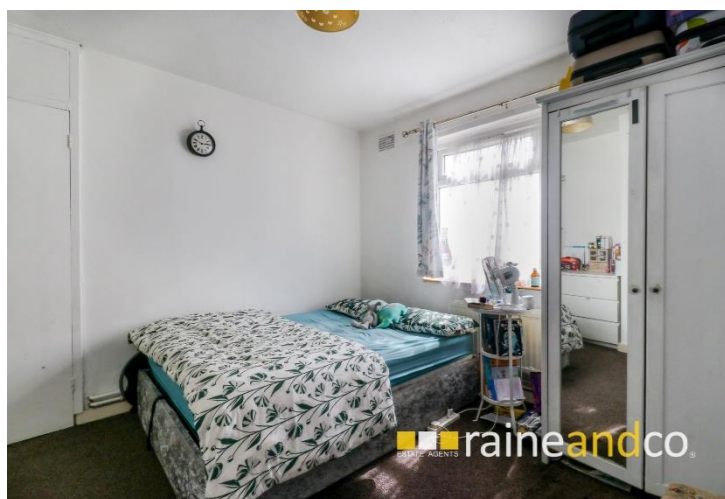
## Days Mead, Hatfield, AL10 Leasehold Price £214,995



Spacious Two Bedroom Purpose Built Flat | Convenient Hatfield Location WITH A BRAND NEW 173 YEAR EXTENDED LEASE.

- Purpose Built Flat
- Two Double Bedrooms
- Convenient Location
- Lounge
- Kitchen with Appliances
- Balcony
- Bathroom with Shower





#### Communal Entrance Hall

Via Entry-phone. Stairs to first floor. Frosted double glazed Georgian style front door to:

#### Entrance Hall

Entry-phone. Doors to Lounge and:

#### Kitchen / Dining Room

Comprising a range of fitted wall and base units with work surfaces over and inset single bowl single drainer stainless steel sink unit with mixer tap. Part tiled walls. Built in gas hob with oven under and overhead concealed filter hood. Built in concealed fridge, freezer and washing machine. Plumbing for dishwasher. Built in larder cupboard. Wall mounted boiler. Double radiator. Two double glazed windows to rear.

#### Lounge

Single radiator. Feature fireplace with gas fire (not tested). Door to inner hallway. Double glazed window and door to front and access to:

#### Balcony

Southerly aspect with iron railings.

#### Inner Hallway

Built in double cupboard. Doors to:

#### Bedroom One

Two built in double cupboards. Double radiator. Double glazed window to front.

#### Bedroom Two

Built in double cupboard. Double radiator. Double glazed window to side.

#### Bathroom

Comprising a panel enclosed bath with mixer tap and shower attachment. Low level W.C. Pedestal wash hand basin. Tiled walls. Extractor fan. Double radiator. Frosted double glazed window to rear.

#### Parking

On street, resident permits.

#### Further Details

The property is Leasehold  
Council Tax Band - Band C

**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.**