

# *Asking price of £260,000 Leasehold*

*St Albans Road East, Hatfield, AL10 0HE*



- **Ground Floor Apartment**
- **Refurbished to a High Standard**
- **Brand New Kitchen & Bathroom**
- **Own Secluded Rear Garden**
- **One Large Double Bedroom**
- **Lounge / Dining Room**
- **Kitchen / Breakfast Room**
- **Bathroom with Shower**

Ground Floor GARDEN APARTMENT situated within this recent conversion situated close to local shops, Hatfield TRAIN STATION and Old Hatfield. The accommodation comprises of communal entrance hall via entry-phone, entrance hall with large storage cupboard. Lounge / dining room, kitchen / breakfast room with built in hob, oven, extractor fan and fridge/freezer. Double bedroom and bathroom with shower.

[www.raineandco.com](http://www.raineandco.com)



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## Communal Entrance Hall

Via entry-phone system. Front door to:

## Entrance Hall

Composite wood effect flooring. Storage cupboard with light. Double radiator. Feature doors with chrome fittings to:

## Lounge / Dining Room

12'11" x 22'2" (3.94m x 6.76m)

Double glazed multi paned effect window to rear and double-glazed multi paned effect French door to rear garden. Two double radiators. Opening to:

## Kitchen / Breakfast Room

8'10" x 18'9" (2.69m x 5.72m)

Comprising a range of matching fitted wall and base units with work surfaces over and matching splash back. Inset single drainer single bowl stainless steel sink unit with mixer tap. Built in gas hob with stainless steel splash back and overhead stainless-steel extractor canopy and built in oven under. Built in concealed fridge/freezer. Freestanding washing machine. Cupboard housing wall mounted boiler. Composite wood effect flooring. Down lighters. Double radiator. Double glazed multi paned effect window to rear.

## Bedroom

17'10" x 11'9" (5.44m x 3.58m)

Two double radiators. Two multi paned effect double glazed windows to front. Composite wood effect flooring.

## Bathroom

Comprising a squared end panel enclosed bath with shower unit over, wall mounted controls and folding screen. Vanity unit with wash hand basin, Mixer tap and cupboard under. Low level W.C. with concealed cistern. Tiled walls. Extractor fan. Radiator. Composite wood effect flooring.

## Garden

Secluded with brick paved patio area and steps up to laid to lawn. Exterior lighting. Coldwater tap. Power Point.

## Parking

Allocated parking for one car to front.

## Agents Note

Should you wish to buy this property to let it out please enquire with our Lettings Department to discuss rental value and let ability. Should you already have other properties let out, we are always in need of properties for many awaiting tenants.

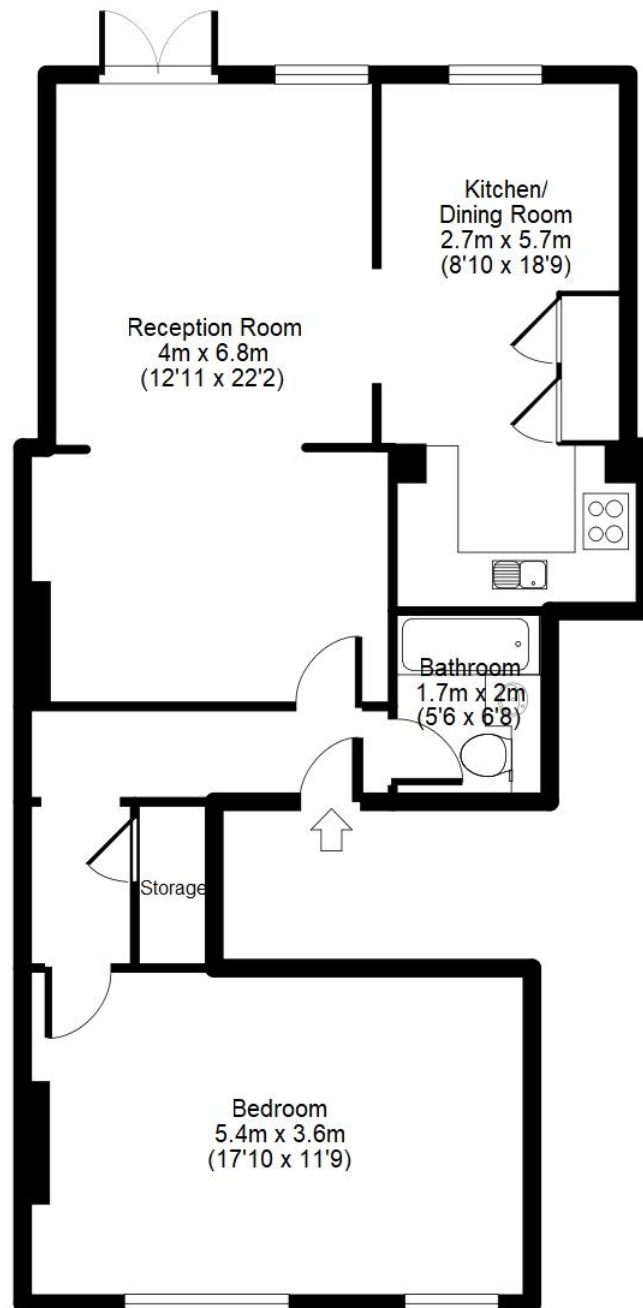


THE CONSUMER PROTECTION REGULATIONS 2008 & THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.

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 their purpose. The agent has not had sight of the Title documents. References 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. From June 2017, in line with 'The Money Laundering Regulations 2007', we are legally obliged to take formal identification from any person(s) wishing to purchase a property through Raine and Co Estate Agents. We will require one form of photographic identification (passport, photo card driving licence, national identity card, firearms certificate, Northern Ireland identity card issued by the electoral office) together with a recent document identifying your postal address (utility bill, bank statement, mortgage statement, council tax letter). Alternatively, you can submit your identification to your solicitor for verification but they will need to confirm to us in writing that the identity checks have been carried out & provide us with certified copies.

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APPROX GROSS INTERNAL FLOOR AREA: 766 sq. ft / 71 sq. m



For identification purposes only  
Measurements are approx and not to scale