

**First Floor**  
Approx. 48.5 sq. metres (522.4 sq. feet)



Total area: approx. 48.5 sq. metres (522.4 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY: NOT TO SCALE  
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown.  
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Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		79	85
		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 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.

## Caxton Lodge, Hatfield Share of Freehold Price £240,000



Conveniently located SHARE OF FREEHOLD TWO BEDROOM first floor apartment 0.4 miles to Welham Green Train Station. 1 of 8 apartments in this private development.

- Share of Freehold
- 0.4 miles to Welham Green Train Station
- Two bedrooms
- Second Floor
- Open plan
- Allocated Parking Space
- High Street Location
- 110 Year Lease
- One of Eight Apartments



# Caxton Lodge, Hatfield

**raineandco**  
ESTATE AGENTS  
Dedicated and Personal Service



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## Entrance

Communal security door with entry phone system.

## Hall

Laminated wooden effect flooring, entry phone, storage cupboard housing hot water cylinder, separate hard wired thermal smoke detectors.

## Open Plan Kitchen / Lounge

The kitchen area has a selection wall and base units, work tops, stainless steel single drainer sink, 4 ring electric hob, overhead extractor fan, electric integrated oven, space for washing and plumbing and double glazed window to side aspect. The lounge area is bright and airy with Laminated wooden effect flooring, two electric wall mounted heaters, double glazed windows to front aspect.

## Bedroom One

Carpeted flooring, wall mounted electric heater and double glazed rear aspect window.

## Bedroom Two

Carpeted flooring, wall mounted electric heater and double glazed rear aspect window.

## Bathroom

Vinyl flooring, part tiled walls, white panelled bath with mixer taps and shower attachment, panelled shower screen, pedestal hand wash basin, low flushing WC, wall mounted electric towel rail heater, overhead mirror light with electric shaver point.

## Outside

Externally to there is allocated parking to the rear of the property. Easy access to High Street shops and services.

## Location

The property is situated in a sought-after area of Welham Green located on Dellsome Lane, which is close by to shops, local amenities, well-regarded St. Marys Primary School and 0.4 miles distance from Welham Green Train Station giving direct access into Kings Cross (approximately 39 minutes on average) and Moorgate (approximately 51 minutes on average). Easy access to M25 and A1(M) Junction 24.

## Further Details

The property is Share of Freehold

Council Tax Band - Band C