



Ground Lane, Hatfield Leasehold

Price £230,000



A commuters dream, a beautifully presented spacious TWO BEDROOM first floor apartment, 1 of 2 flats in this apartment block. Situated within 0.6 miles from Hatfield Train Station.

- Chain Free
- Two Bedrooms
- First Floor
- Modern Open Plan
- Allocated Parking
- Close to Shops
- 0.6 Miles from Hatfield Train Station
- 1 of 2 apartments in Block
- 90 Year Lease



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.



Entrance

Communal security door, Carpeted communal area and stairs.

Hall

Laminated wooden effect flooring wall mounted electrical storage heater.

L-Shaped Lounge

Laminated flooring, two wall mounted electric storage heaters and double glazed windows to rear. Door off to kitchen.

Kitchen

Vinyl flooring. A selection wall and base units, work tops, stainless steel double drainer sink, 4 ring electric hob, overhead concealed extractor, electric integrated oven, space for washing machine, tumble dryer, dishwasher, and plumbing. Double glazed window to rear.

Bedroom One

Laminated flooring, wall mounted electrical storage heater, and double glazed windows to front.

Bedroom Two

Laminated flooring, wall mounted electrical storage heater, and double glazed windows to rear. Airing Cupboard with hot water cylinder.

Outside

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

Bathroom

Vinyl flooring, part tiled walls, white panelled bath with mixer taps and shower attachment, pedestal hand wash basin with mixer tap, low flushing WC and extractor fan.

Agent's Note

Years: 90

Service Charge: £260.00 half yearly

Ground Rent: £1,400.00 yearly

Further Details

The property is Leasehold

Council Tax Band - Band C