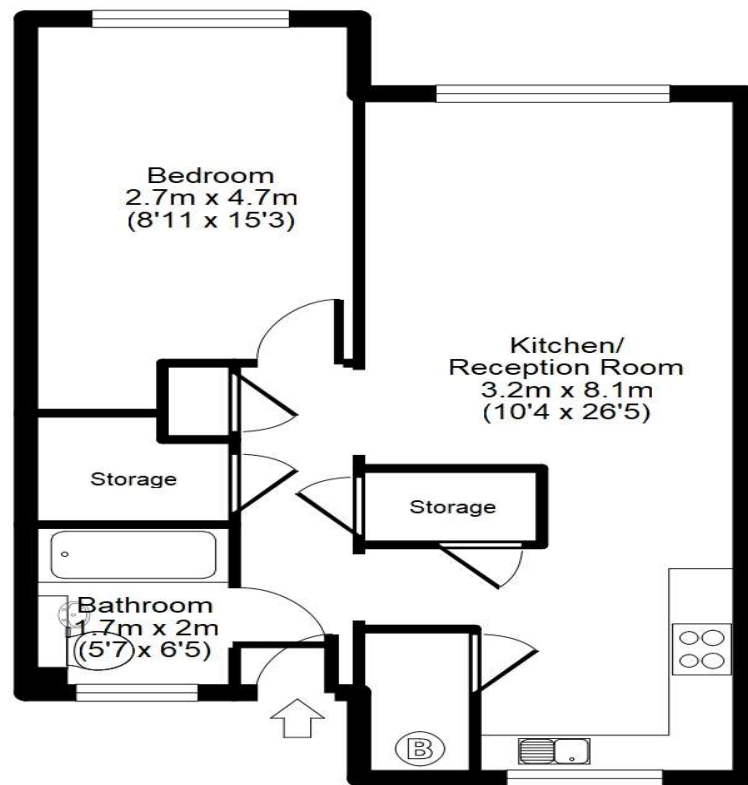


Millwards, Hatfield, AL10

APPROX GROSS INTERNAL FLOOR AREA: 507 sq. ft / 47 sq. m



| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 Plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 71 | 78 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| 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.

Millwards, Hatfield Leasehold

Price £185,000



PURPOSE BUILT GROUND FLOOR FLAT situated towards the Southern edge of Hatfield close to the Hatfield Leisure Centre, local shops, countryside, playing fields and with easy access to the A1(M) and A1000.

- Ground Floor Flat
- One Double Bedroom
- Gas C/H to Radiators
- Double Glazed Windows
- Low Maintenance Charges
- Lease approx. 160 Years





Communal Entrance Hall

Via entry-phone system. Glazed door to inner hall and front door to:

Entrance Hall

Wood effect flooring, radiator, entry-phone. Walk in storage cupboard. Airing cupboard and an additional cupboard ideal for shoe storage. Doors to all rooms:

Kitchen

Wood effect flooring. Comprising of a arrange of wall and base units with work surfaces over and inset single bowl single drainer stainless steel sink unit with mixer tap. Part tiled walls. Space for fridge and freezer and washer dryer. Built in larder housing wall mounted boiler and plumbing for washing machine Double glazed window to front.

Living Room

Carpet flooring, double radiator, wall lights and double glazed windows to rear.

Bedroom One

Carpeted flooring, double radiator and double glazed window to rear.

Bathroom

Comprising a panel enclosed bath with a power shower and shower attachment. Low level W.C. with enclosed cistern. Vanity unit with mounted wash hand basin and heated towel rail holder. Fully tiled walls. Frosted double glazed window to front.

Exterior

Communal gardens.

Further Details

The property is Leasehold

Council Tax Band - Band B