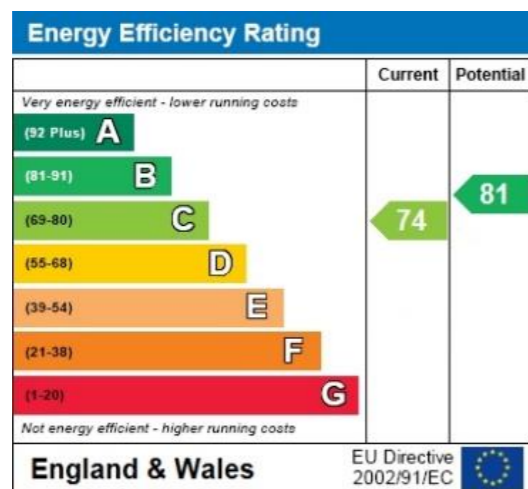
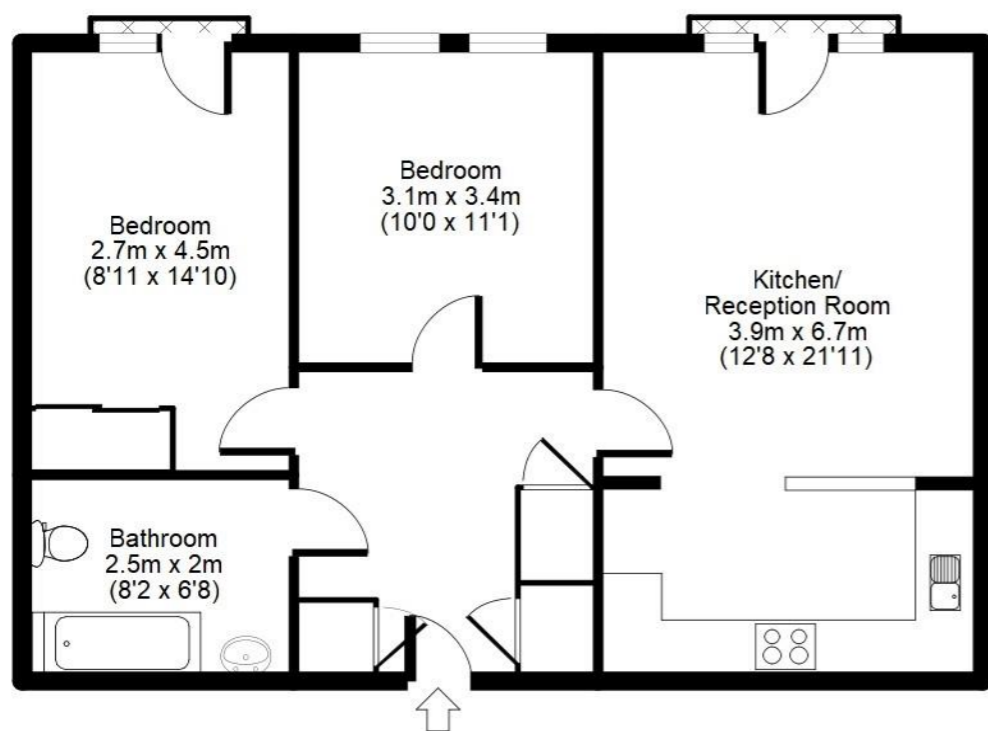


# Forum House, Hatfield, AL10

APPROX GROSS INTERNAL FLOOR AREA: 697 sq. ft / 65 sq. m



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.

# Lemsford Road, Hatfield Leasehold Shared Ownership £100,000



Available for £100,000 for 40% Share

This bright and airy, spacious two bedroom third floor apartment is now available in Hatfield through Shared Ownership.

- Chain Free
- 109 Years Remaining On Lease
- Two-bedroom apartment
- Third Floor
- Juliet balcony
- Two parking spaces
- Good travel links
- Available for 40% share





## Main Entrance:

Communal door with intercom and outside post boxes.

## Hallway:

Carpeted flooring and wall mounted electric heater. Cupboard housing boiler. Entryphone system. Door to:

## Open Plan Living Room/ Kitchen:

The living room is carpeted with wall mounted electric heaters. Double glazed window and door open onto a Juliet balcony.

## Kitchen Area

The kitchen area has a good selection of wall and base units with worktops over, one bowl and a half stainless steel sink with mixer tap. Splash back tiles. Integrated electric 4 ring hob and electric oven under. Overhead extractor. Space and plumbing for a washing machine and dishwasher. Space for a fridge/freezer.

## Bedroom One:

Carpeted flooring, wall mounted electric heater and double glazed window and door opening onto a Juliet balcony.

## Bedroom Two:

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

## Bathroom:

White panelled bath with shower attachment, shower screen and curtain. Low flushing W/V with handheld shower/cleaning attachment. Vanity unit with mounted sink. Wall mounted electric towel rail holder.

## Outside:

Communal gardens and parking. Rubbish disposal area.

## 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.**