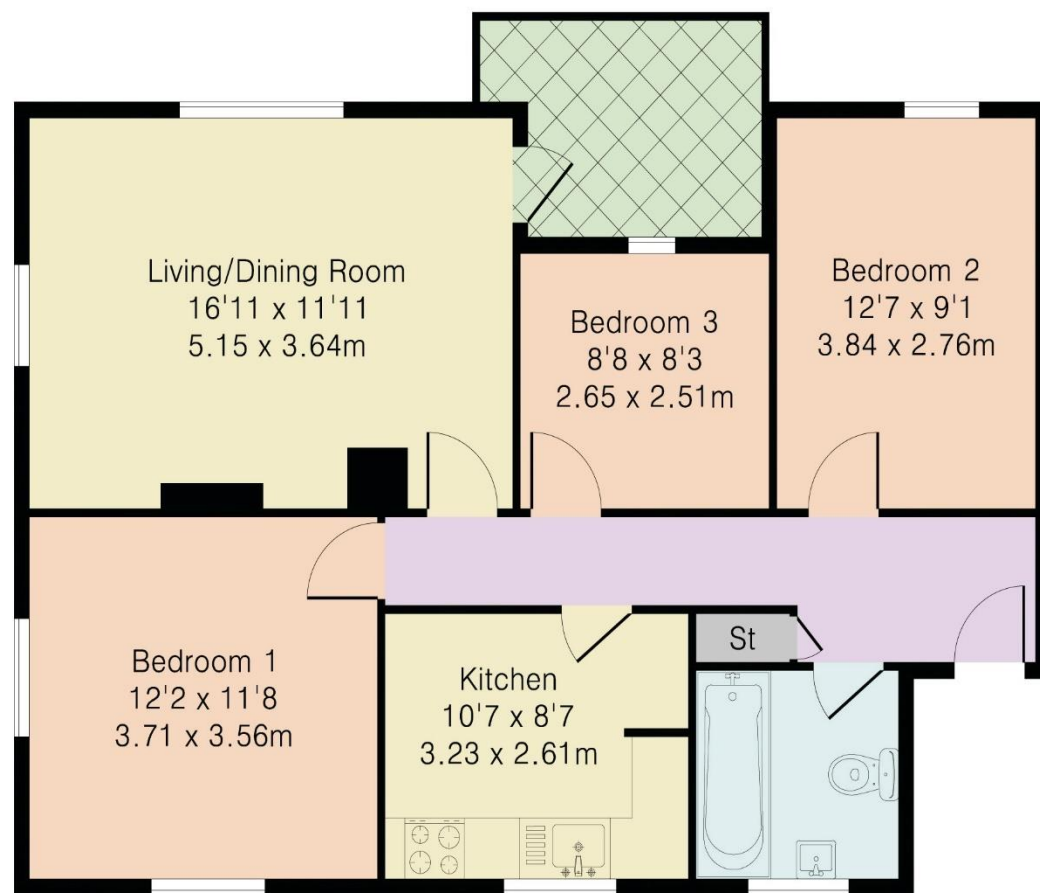


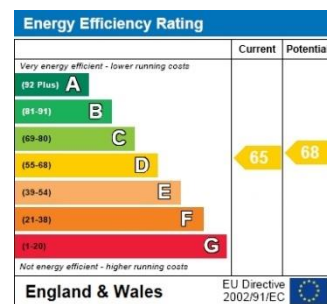
Approximate Gross Internal Area 789 sq ft - 73 sq m



Second Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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.

## Talbot Road, Hatfield Leasehold Price £250,000

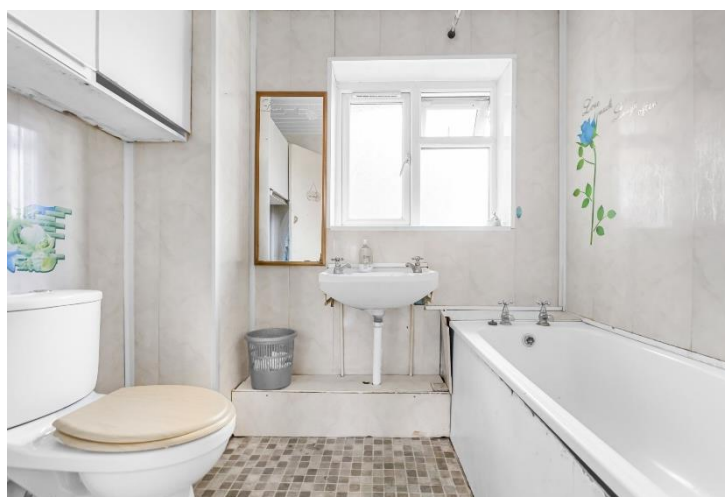


SECOND (TOP) FLOOR FLAT. Purpose built flat situated on the edge of the convenient Birchwood area close local shops, Oldings Corner Retail Park, The Hatfield Business Park and The Birchwood Leisure Centre.

- Second (Top) Floor Flat
- Three Bedrooms
- Dual Aspect Lounge/Dining Room
- Kitchen
- Family Bathroom
- Balcony
- External Double glazing
- Gas C/H to Radiators
- Access to Loft
- Exterior Ground Floor Brick shed







## Communal Entrance Hall

Via entry phone system. Stairs to second floor.

## Entrance Hall

Storage cupboard. Radiator. Access to loft via a pull down ladder. Doors to:

## Lounge / Dining Room

Carpeted flooring. Two radiators. Dual aspect with double glazed windows to front and side. Double glazed door to:

## Balcony

Iron Railing. Space for table and 2 chairs.

## Kitchen

Comprising a range of refitted wall and base units with work surfaces over and insert single bowl drainer stainless steel sink unit with mixer tap. Part tiled walls. Space for cooker, upright fridge/freezer. Plumbing for washing machine. Wall mounted boiler. Double glazed window to side.

## Bedroom One

Carpeted flooring. Radiator. Dual aspect with double glazed windows to front and side.

## Bedroom Two

Carpeted flooring, Radiator. Double glazed window to side.

## Bedroom Three

Carpeted flooring, Double radiator. High level cupboards. Double glazed window to side.

## Bathroom

Comprising a panel enclosed bath with mixer tap. Low level W.C. Pedestal hand wash basin. Vinyl flooring. Frosted double glazed window to side.

## Exterior

Brick built storage shed located on the ground floor to the rear.

## Parking

Communal parking area to rear.

## Further Details

The property is Leasehold  
Council Tax Band - Band B

**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.**