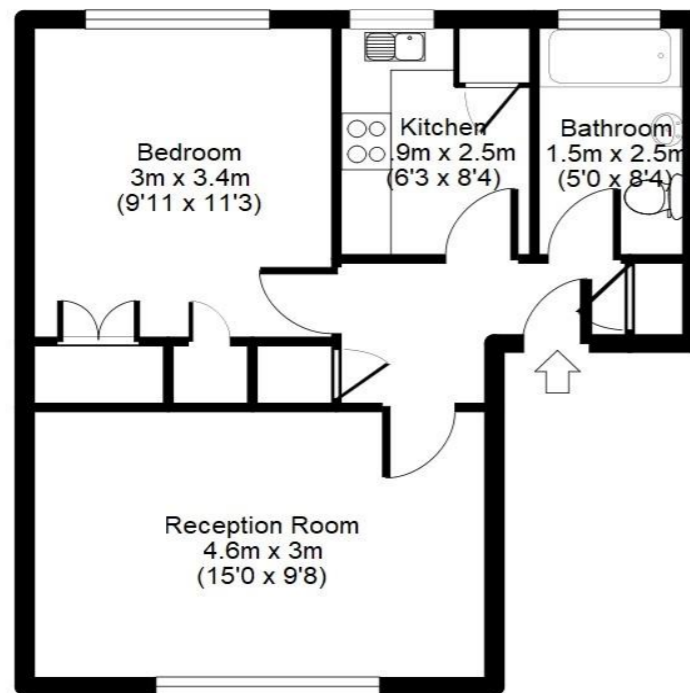


## Stockbreach Close, Hatfield, AL10

APPROX GROSS INTERNAL FLOOR AREA: 421 sq. ft / 39 sq. m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C	72	75
(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

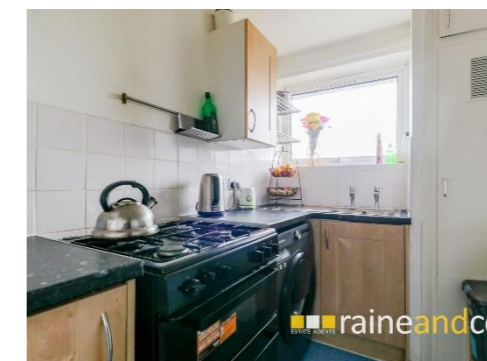
THE CONSUMER PROTECTION REGULATIONS 2008 & THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.  
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight 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 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.

## Stockbreach Close, Hatfield Leasehold Price £189,995



FIRST (TOP) FLOOR FLAT OVERLOOKING A GREEN. This purpose built first (top) floor flat is situated within a cul-de-sac location between Hatfield Town Centre and The Hatfield Business Park whilst also being close to The Galleria Shopping Centre.

- First (Top) Floor Flat
- Between Town Centre & Business Park
- Double Bedroom Double Bedroom
- Living Room
- Kitchen
- Bathroom with Mixer Shower
- Gas C/H to Radiators
- Double glazed windows





**Communal Entrance:**  
Stairs to first floor. Part frosted double glazed front door to:

**Entrance Hall:**  
Two built in storage cupboards. Double radiator. Doors to:

**Lounge / Dining Room:**  
Double radiator. Double glazed window to front.

**Kitchen:**  
Comprising a range of fitted wall and base units with work surfaces over and inset single bowl single drainer stainless steel sink unit. Part tiled walls. Gas cooker point. Space for upright fridge/freezer. Plumbing for washing machine. Cupboard housing wall mounted combi boiler. Double glazed window to rear.

**Bedroom One:**  
Built in double and single cupboards. Single radiator. Double glazed window to rear.

**Bathroom:**  
Comprising a panel enclosed bath with mixer tap and shower attachment. Low level W.c. Wash hand basin. Part tiled walls. Single radiator. Frosted double glazed window to rear.

**Parking:**  
On street, permits system.

**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.