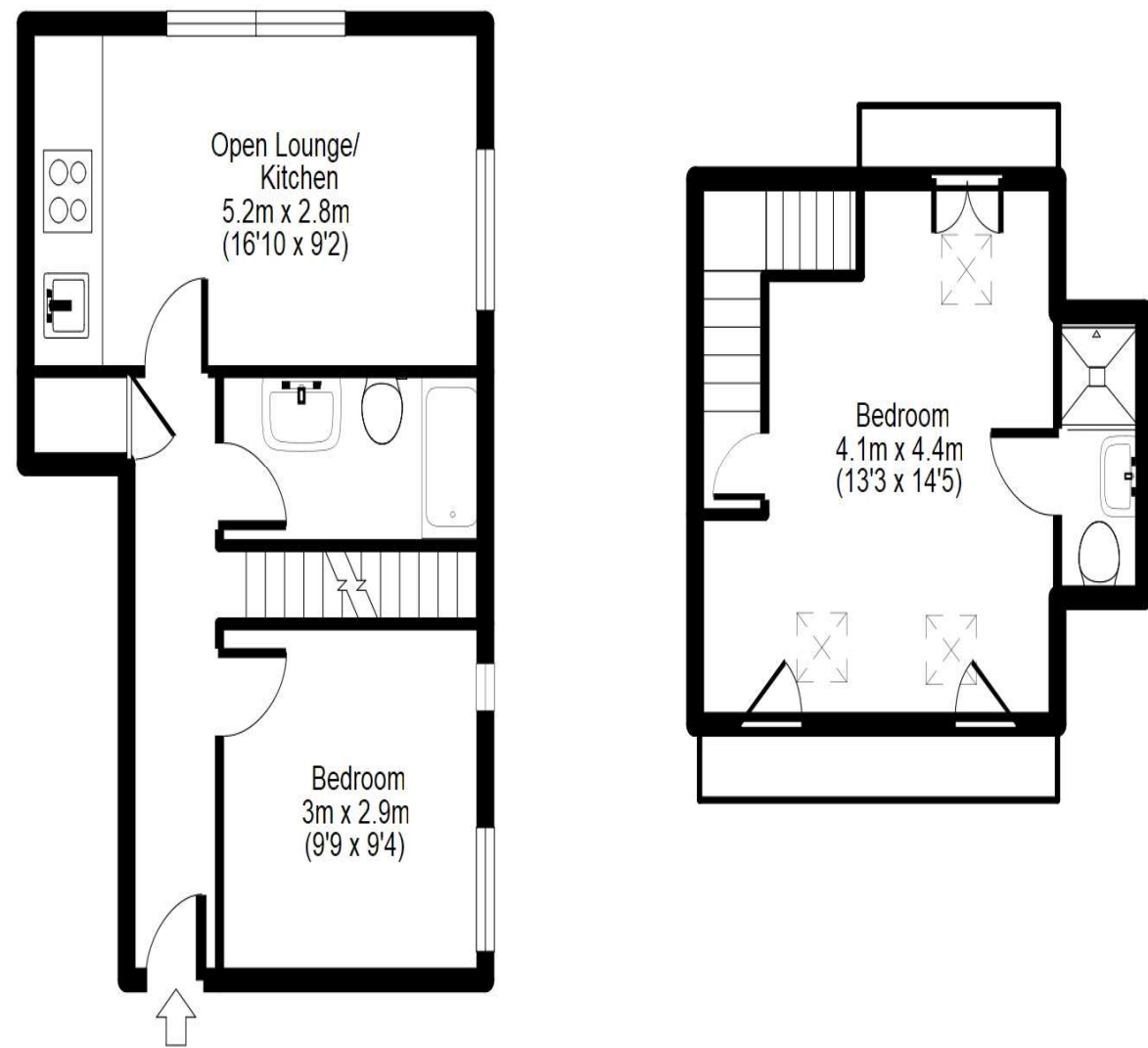
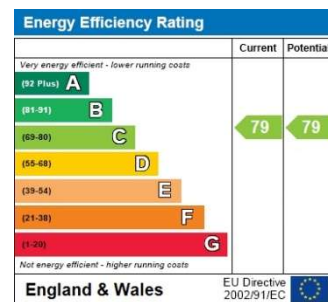


Walby House, Park Street, Old Hatfield, AL9

APPROX GROSS INTERNAL FLOOR AREA: 592 sq. ft / 55 sq. m



For identification only - Not to scale
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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.

Park Street, Old Hatfield Leasehold Offers in Excess of £325,000



Rarely available NEW DUPLEX APARTMENT WITH THE ORIGINAL FACADE. The property is arranged over two floors and the upper floor could be made into a separate work space or even a consultancy room. SHARE OF FREEHOLD

- Brand New Conversion
- Conservation area
- Close to Train Station
- First (Top) Floor
- Two Bedrooms
- En-Suite to Main Bedroom
- Open Plan Dual Aspect Living Room
- Shower & Utility Room
- 999 Year Lease
- Share of Freehold





Communal Entrance Hall

Via a part double glazed front door with carpeted stairs rising to first floor. Electric heater. Double glazed window. Front door to:

Entrance Hall

Stairs to second floor. Down lighters. Utility cupboard with down lighter and upright fridge/freezer. Panelled effect doors to:

Open Plan Living Room

9'2" (2.79m) x 16'10" (5.13m)

Dual aspect with double glazed sash windows to front and side. Kitchen area comprising of a range of matching wall and base units with work surfaces over, inset single bowl sink with mixer tap and down lighters above. Built in electric hob with concealed extractor over and oven under. Built in concealed washing machine.

Bedroom Two

9'4" (2.84m) x 9'9" (2.97m)

Double glazed multi paned window to side.

Shower Room

Comprising of a fully tiled double shower cubicle with tiled shelves, glazed screens, door and power shower with rainwater head. Wash hand basin with mixer tap. Low level W.C with concealed cistern. Extractor fan. Tiled walls with inset mirror.

Second Floor Landing

Panelled effect door to:

Bedroom One

14'5" (4.39m) x 13'3" (4.04m)

Under eaves cupboards to front and rear. Two double glazed Velux windows to front and one to rear with chrome fittings. Panelled effect door to:

En-Suite Shower Room

Comprising of a fully tiled shower cubicle with glazed folding door. Wash hand basin with mixer tap. Low level W.C with concealed cistern. Extractor fan. Tiled walls with inset mirror.

Communal Garden

Gated to the rear of the building with paved patio area and raised brick flower beds with a range of shrubs.

Service Charge & Ground Rent

As the Freehold is being transferred to the residents via a company it will be their responsibility to either manage the maintenance of the communal areas or to appoint a managing agent to do so.

Further Details

The property is Leasehold

Council Tax Band - Band C