

Approximate Gross Internal Area 500 sq ft - 46 sq m



Ground Floor First 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.



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

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.

The Minims, Hatfield Leasehold Price £215,000



BUY TO LET INVESTORS ONLY. A one bedroom maisonette situated on the first floor with loft access and shares front and rear gardens. Located with 0.4 miles of The Town Centre and 0.9 miles from Hatfield Train Station. Easy access to A1(M).

- IDEAL BUY TO LET INVESTMENT
- MAISONETTE
- FIRST FLOOR
- OWN FRONT DOOR
- FULLY DOUBLE GLAZED
- SHARED GARDEN
- COMMUNAL PARKING
- GOOD RENTAL YIELD
- LONG LEASE
- CONVENIENT LOCATION



The Minims, Hatfield



The Minims, Hatfield

Front Entrance

Composite double glazed door with coloured patterned design. Exterior light.

Hallway & Landing

Carpeted hallway with a vertical wall mounted electric radiator, carpeted stairs to landing with loft access.

Lounge with Dining area

Laminated flooring, wall mounted electric radiator, double glazed window to rear and space for table and chairs. Leading to Kitchen

Kitchen

A range of wall and base units, with roll top work surfaces with splash back tiles, one and a half bowl sink with mixer tap. Space for fridge/freezer, space and plumbing for a washing machine and space for a free standing electric cooker. Tiled flooring. Part tiled walls. Double glazed window to front.

Bathroom

Vinyl flooring, white panelled bath and mixer taps, glass shower screen and power shower with attachment, low flushing WC, pedestal wash basin with mixer tap. Part tiled walls. Extractor fan. Double glazed obscure window to front.

Outside

Communal front garden, side access gate leading to shared rear garden with access to bin storage. Communal parking.

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.