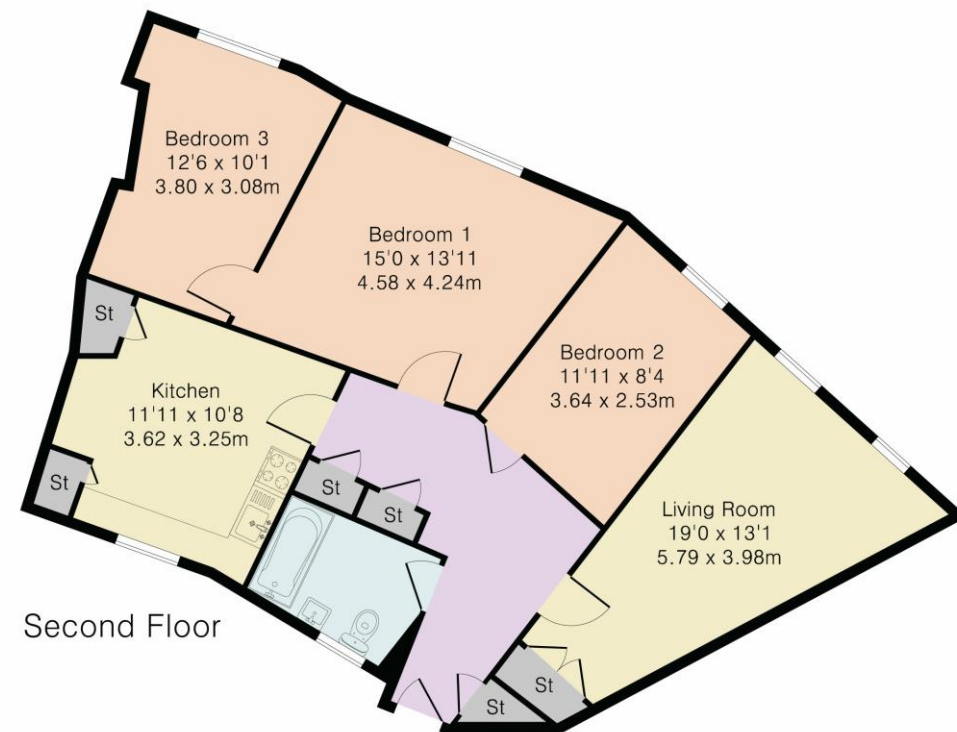


Birchwood Avenue | Hatfield

Approximate Gross Internal Area 893 sq ft - 83 sq m

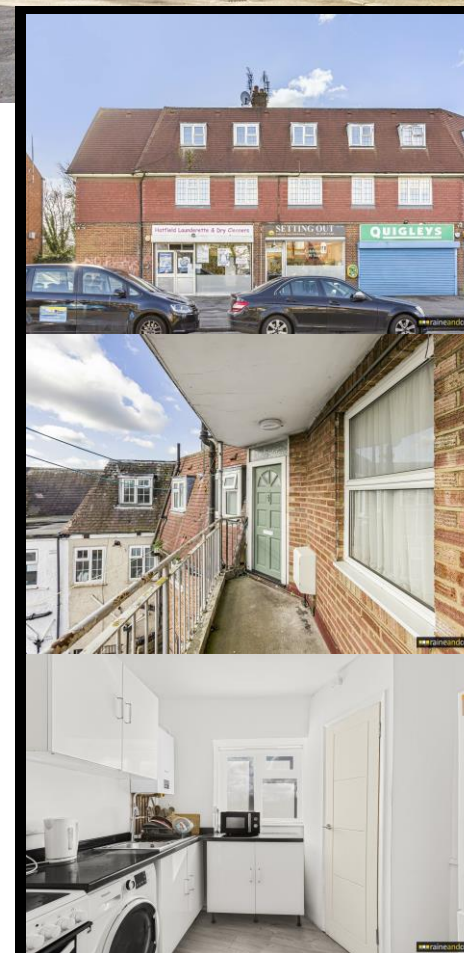


Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given 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	

- IDEAL BUY TO LET INVESTMENT
- NEWLY REFURBISHED FLAT
- NEWLY REFITTED KITCHEN
- NEW FLOORING THROUGHOUT
- GOOD LAYOUT
- Walking Distance to the Business Park
- CLOSE TO A1(M)
- TOP FLOOR FLAT
-



Price £215,000

IDEAL FOR BUY TO LET INVESTORS. A bright and airy newly refurbished two/ three-bedroom second floor flat situated above shops in the sought after Birchwood area of Hatfield near to many local amenities including Hatfield Train Station, Birchwood Primary School & Nursery,



Communal Entrance



Entrance



Hallway



Bedroom Three



Kitchen



Bedroom One

power points and ceiling lights. Built in wardrobes.

Bedroom Two

Laminated flooring, Radiator and double glazed window to front, power points and ceiling lights.



Family Bathroom

A bright family bathroom with low flushing WC, pedestal hand wash basin, white panelled bath with shower attachment. Part tiled walls. Double glazed obscure window to rear.

Material Information

Part A:

Council Tax Band: B	Amount £:
Leasehold	Freeholder:
Length of Lease: 88	Years Left:
Ground Rent £: 10	
Service Charge £: 60	Payable: Monthly

Part B

Type: Flat

Physical Characteristics: Purpose Built

Construction Type:

Rec Rooms: 1 Bedrooms: 3Bathrooms: 1 Kitchens: 1