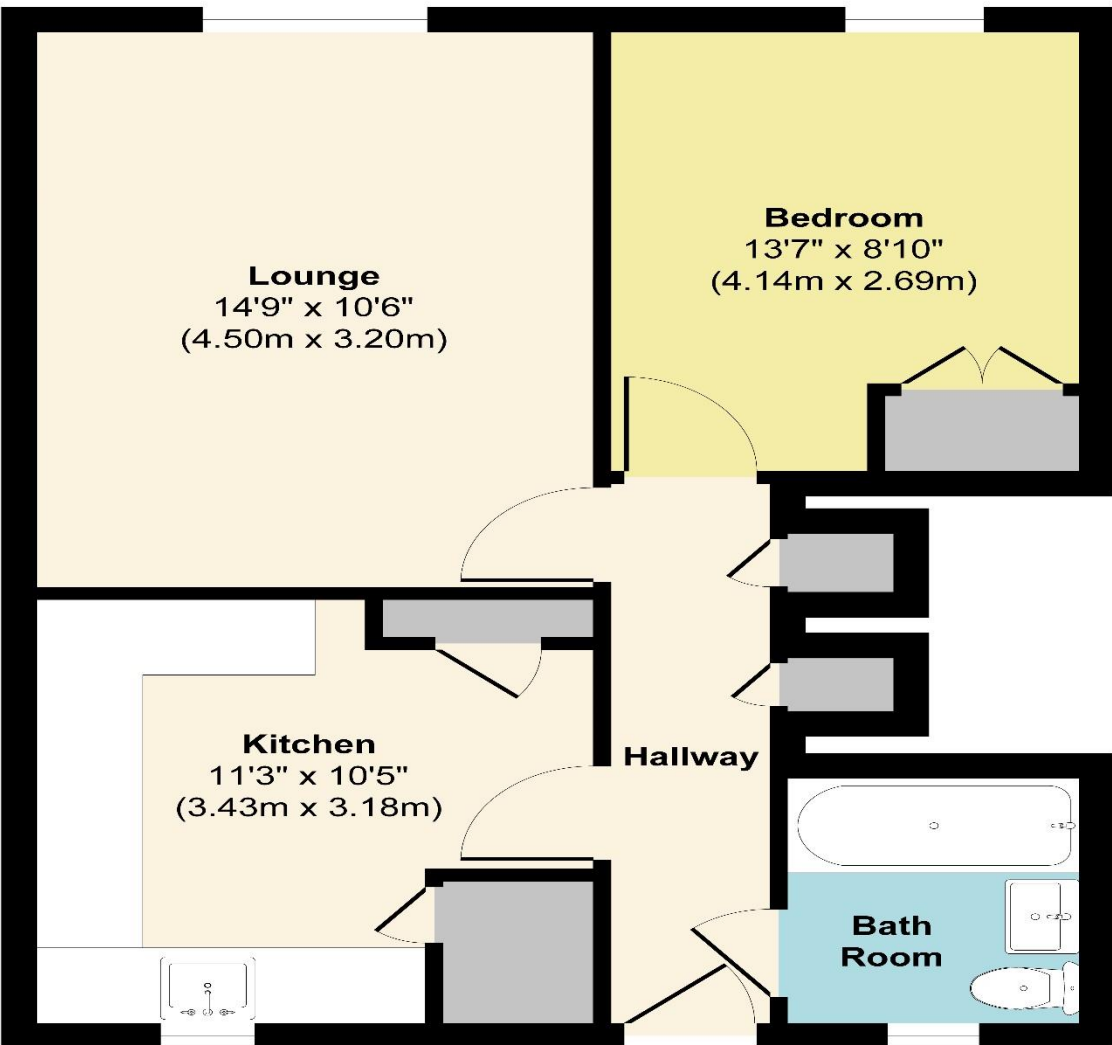
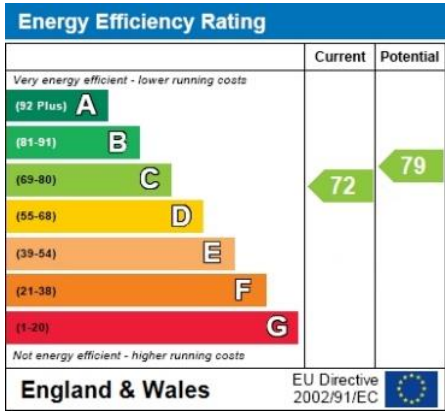


Millwards, Hatfield



Floor Plan

Approx. Gross Internal Floor Area 477 sq. ft / 44.31 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



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 particular 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.

Millwards, Hatfield Leasehold
Price £184,995

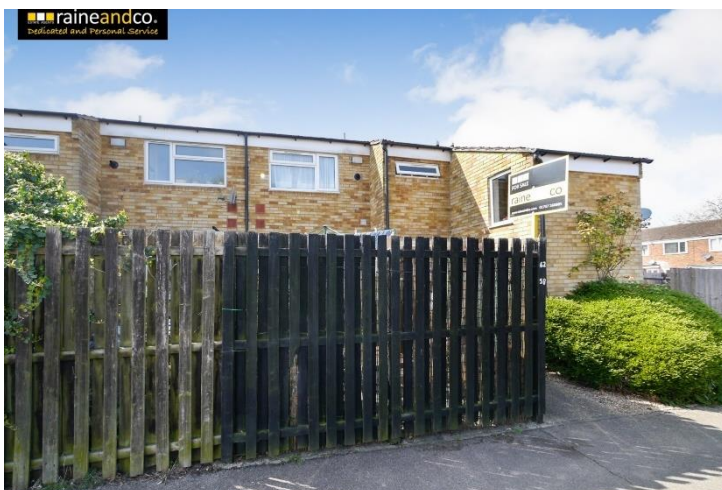


Recently renovated ground floor flat on Hatfield's south side! Modern kitchen & bathroom, shared garden, close to shops, schools & transport. Tenant in situ paying £1,100pcm until May 2025. Ideal investment or future first time buy. Chain free – don't miss out!

- Spacious ground floor flat on the south side of Hatfield
- Recently renovated with modern kitchen and bathroom
- Tenant in situ until May 2025 paying £1,100 PCM
- Ideal investment opportunity or first time purchase
- Chain free sale with highly reliable existing tenants
- Secure entry system with shared front garden space
- Close proximity to Hatfield Town Centre, local schools, and amenities
- Low service charge and ground rent
- Offered in excellent decorative order throughout



Millwards, Hatfield



Millwards, Hatfield

Entrance

Accessed via a secure communal door into an internal hallway shared with just one other flat. Private front door leads into the flat's own entrance hallway.

Entrance Hallway

Textured ceiling, wood-effect laminate flooring, three useful storage cupboards providing ample space, doors leading to all principal rooms.

Bathroom

Double glazed opaque window to front aspect. A modern three piece suite comprising: low level flush WC, wash hand basin set within vanity unit, and panel enclosed bath with shower attachment. Partly tiled walls, heated towel rail, tiled flooring, and textured ceiling.

Kitchen

Double glazed window to front aspect. A modern replacement kitchen fitted with a range of base and eye level units with roll top work surfaces and tiled splashbacks. Includes 1.5 bowl stainless steel sink unit with mixer tap, space for a free standing cooker with built in extractor fan above, and plumbing for washing machine. Wall-mounted boiler housed in cupboard with additional space for fridge freezer. Tiled flooring, textured ceiling, and a breakfast bar area ideal for casual dining.

Bedroom

Double glazed window to rear aspect offering a peaceful outlook. Fitted wardrobes provide generous storage, double radiator, and textured ceiling.

Lounge/Diner

Double glazed window to rear aspect allowing in plenty of natural light. Spacious living and dining area with wood effect laminate flooring, textured ceiling, and double radiator.

Outside

Shared front garden space used exclusively by the ground and first floor flats. Well-maintained and ideal for sitting out or light gardening. On street parking is available with residents permits.

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.