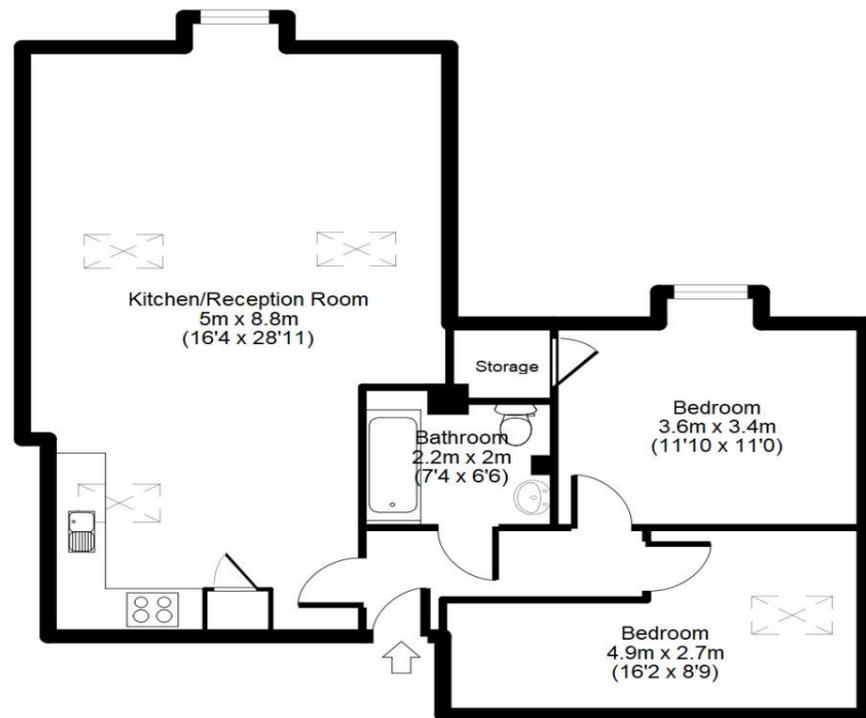


Longfield House, Hatfield, AL10

APPROX GROSS INTERNAL FLOOR AREA: 745 sq. ft / 69 sq. m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			
(69-80) C		77	79
(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 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.

Longfield House, Hatfield Leasehold Price £285,000



A FANTASTIC MODERN PENTHOUSE APARTMENT with TWO DOUBLE BEDROOMS. Ideally located within minutes walk of The Galleria Shopping Centre, The Hatfield Business Park and Hatfield Town Centre. BUY TO LET INVESTMENT. CURRENTLY LET OUT AT £1850 pcm

- Top Floor Penthouse Apartment
- Two Double Bedrooms
- Open Plan Lounge / Kitchen
- Allocated Parking Space
- Bathroom with Mixer Shower
- Video Entry Phone
- Gas Central Heating to Radiators
- Double Glazed Windows
- Allocated Parking Space
- Chain Free





Communal Entrance

Via entry phone system. Tiled and carpeted internal hallways.

Entrance

Via double locked wooden front door leading into entrance hall.

Entrance Hall

Wall mounted entry phone system. Doors to bedrooms, bathroom and living area.

Open Plan Kitchen / Living / Dining Area

Kitchen: comprising a range of matching fitted wall and base units. Stainless steel sink unit with mixer tap. Electric cooker hob with oven under. Built in concealed fridge freezer and washing machine. Wall mounted boiler. Part tiled walls. Multiple plug points. Double glazed window.

Living / Dining Area: double radiator. Television and telephone points. Multiple plug points. Double glazed windows.

Bedroom One

Built in cupboard / wardrobe. Double radiator. Multiple plug points. Double glazed window.

Bedroom Two

Double radiator. Multiple plug points. Double glazed window.

Bathroom

Comprising of panel enclosed bath with mixer tap and shower attachment. Low level WC. Wash hand basin. Extractor fan. Heated towel rail. Fully tiled walls and floor.

External

Allocated parking for one vehicle. Well maintained communal grounds.

Further Details

The property is Leasehold
Council Tax Band - Band C

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.