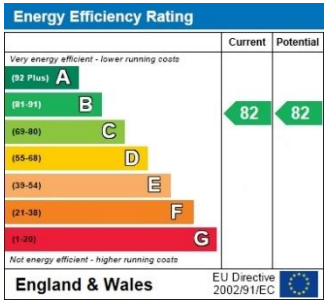


Floor Plan

Approx. Gross Internal Floor Area 608 sq. ft / 56.48 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.

Roe Green Lane, Hatfield Share of Freehold
Price £285,000



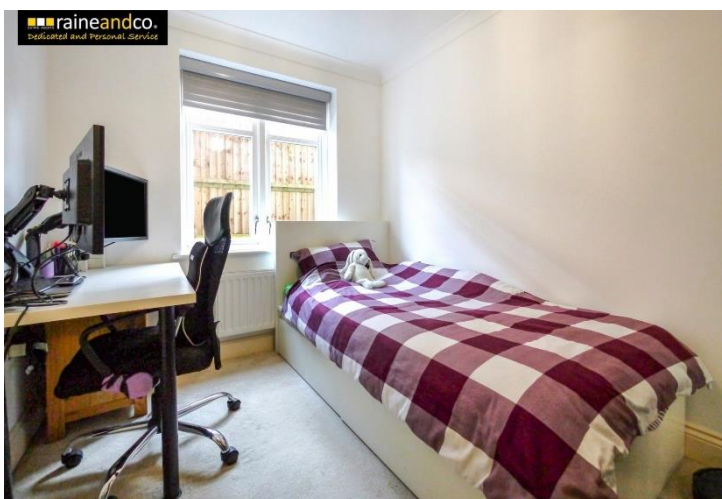
SHARE OF FREEHOLD. A MODERN TWO BEDROOM GROUND FLOOR FLAT with open plan kitchen and lounge, ensuite to the main bedroom and a further family bathroom, communal gardens and allocated parking. Close to local amenities, Town Centre, the A1 (M) Motorway, Galleria and

- 990 REMAINING ON LEASE
- SHARE OF FREEHOLD
- EXCELLENT CONDITION
- OPEN PLAN KITCHEN / LOUNGE
- TWO BEDROOMS
- ENSUITE TO MASTER BEDROOM
- FAMILY BATHROOM
- ALLOCATED PARKING SPACE
- VIDEO ENTRYPHONE SYSTEM
- NO GROUND RENT TO PAY



Roe Green Lane, Hatfield

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Roe Green Lane, Hatfield

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Dedicated and Personal Service

Entrance Hall

Premium vinyl flooring, radiator, video entry phone and alarm control panel. Smoke alarm.

Kitchen / Lounge

A modern fitted kitchen with a selection of wall and base units, quartz work tops work, stainless steel sink and drainer, splash back tiles, `AEG` electric oven and induction hob, concealed extractor fan, integrated built in fridge freezer, washing machine and microwave. Carbon monoxide alarm. Premium vinyl flooring throughout, radiators, and double glazed bay window to the front with secluded views for privacy, and telephone points.

Bedroom One

Carpeted flooring, radiator, a fitted wardrobe with sliding doors, and double glazed window to front with secluded views for privacy. Telephone ports. Smoke alarm.

Ensuite Shower Room

Tiled flooring, low flushing WC with concealed cistern, vanity unit with mounted hand wash basin and mixer tap, cubicle shower with thermostatic controls and shower attachment, heated towel rail, extractor fan, `Valliant` boiler and fully tiled walls. Double glazed window to the side.

Bedroom Two

Carpeted flooring, radiator and double glazed window to side. Telephone port.

Bathroom

Tiled flooring, low flushing WC, vanity unit with mounted hand wash basin and mixer tap, white panelled bath with thermostatic controls and shower attachment and screen, heated towel rail, extractor fan, and fully tiled walls

Outside

Communal gardens with a great selection of mature shrubs and trees. Communal recycling area.

Parking

Allocated parking bay.

Further Details

The property is Share of Freehold
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.