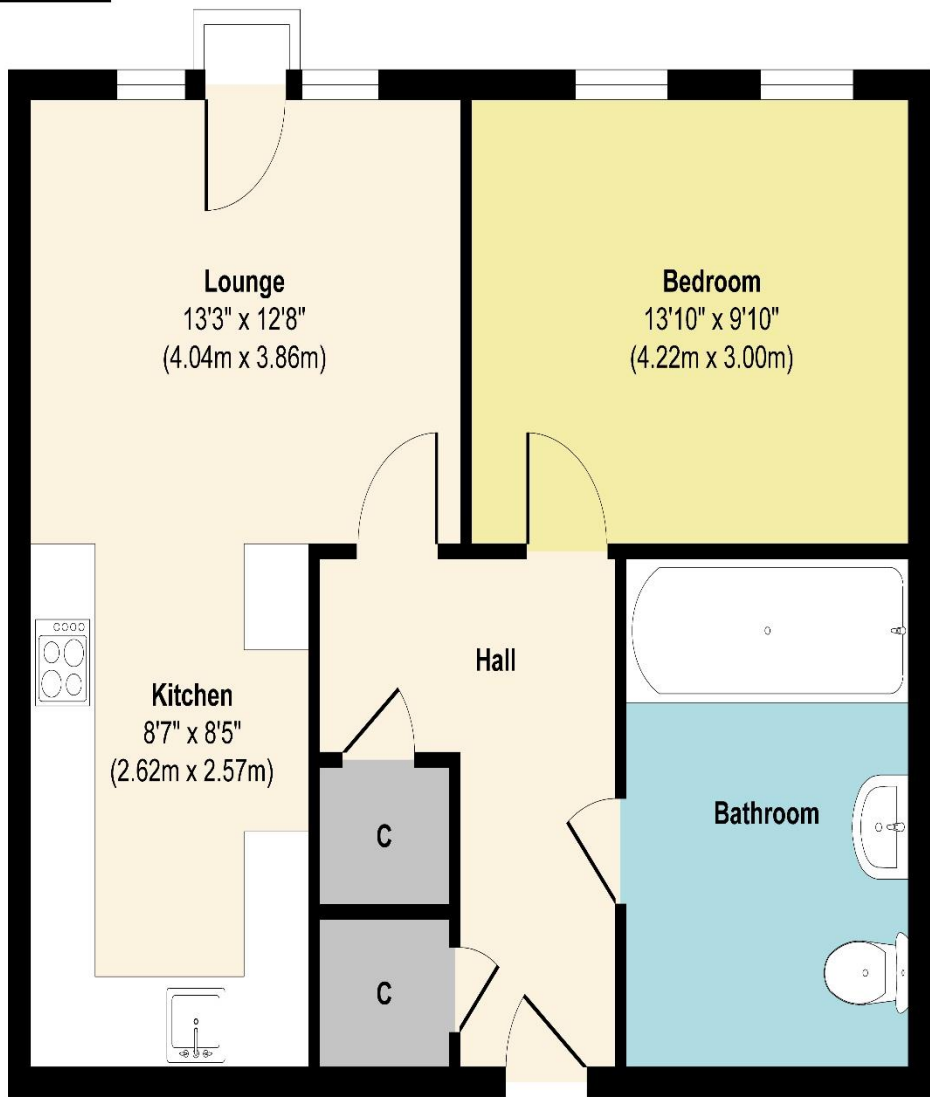




Forum House, Lemsford Road

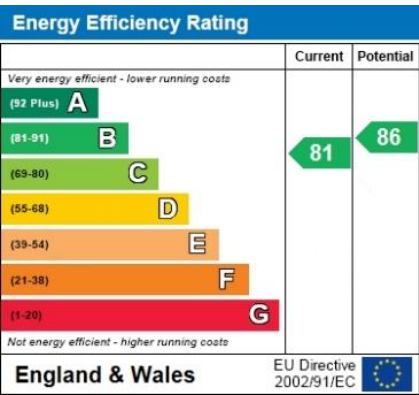


Floor Plan

Approx. Gross Internal Floor Area 579 sq. ft / 53.79 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.

Forum House, Lemsford Road, Hatfield, AL10 Leasehold Guide Price £200,000



Chain free one bedroom apartment with private parking, secure entry. Features a bright open plan lounge with Juliette balcony, modern open plan kitchen, spacious bedroom, and bathroom. Excellent storage and just a 2 minute walk from the town centre. An ideal investment or first time purchase.

- Chain Free One Bedroom Apartment
- 109 Years remaining on the lease
- Bright lounge with Juliette balcony
- Designated Parking Space
- 2 Minute walk from Hatfield Town Centre
- Secure entry system with lift access
- Excellent storage with airing and hallway cupboards
- Spacious double bedroom with dual windows
- Electric heating in every room
- Close to the train station with links to Kings Cross





Main Entrance

Accessed via a secure front door with fob entry system, leading into a well-maintained communal hall. Stairs and a lift provide access to all floors.

Entrance Hall

Spacious hallway with carpeted flooring, entry phone system, electric radiator, airing cupboard, and additional storage cupboard. Doors lead to the lounge, bedroom, and bathroom.

Open Plan Lounge / Kitchen

A bright and spacious living space with carpeted flooring, two electric radiators, TV point, and a Juliet balcony with two double glazed windows to the front aspect. The lounge flows seamlessly into the kitchen, creating an open plan layout ideal for modern living.

Kitchen Area

Laminate flooring, a range of base and eye level units with roll over work tops, tiled splash backs, stainless steel sink with rinsing bowl, drainer and mixer tap, an electric oven and hob with extractor fan, space for fridge, and plumbing for washing machine.

Bedroom

Spacious double bedroom with carpeted flooring, electric radiator, and two double glazed windows to the front aspect.

Bathroom

Laminate flooring, low level flush WC, pedestal wash basin with mixer tap, and panel enclosed bath with mixer tap, plumbed in shower, and retractable screen. Additional features include a retractable clothes airer, heated towel rail, wall mounted space heater, and extractor fan.

Outside

Communal gardens and parking. Waste disposal area.

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.