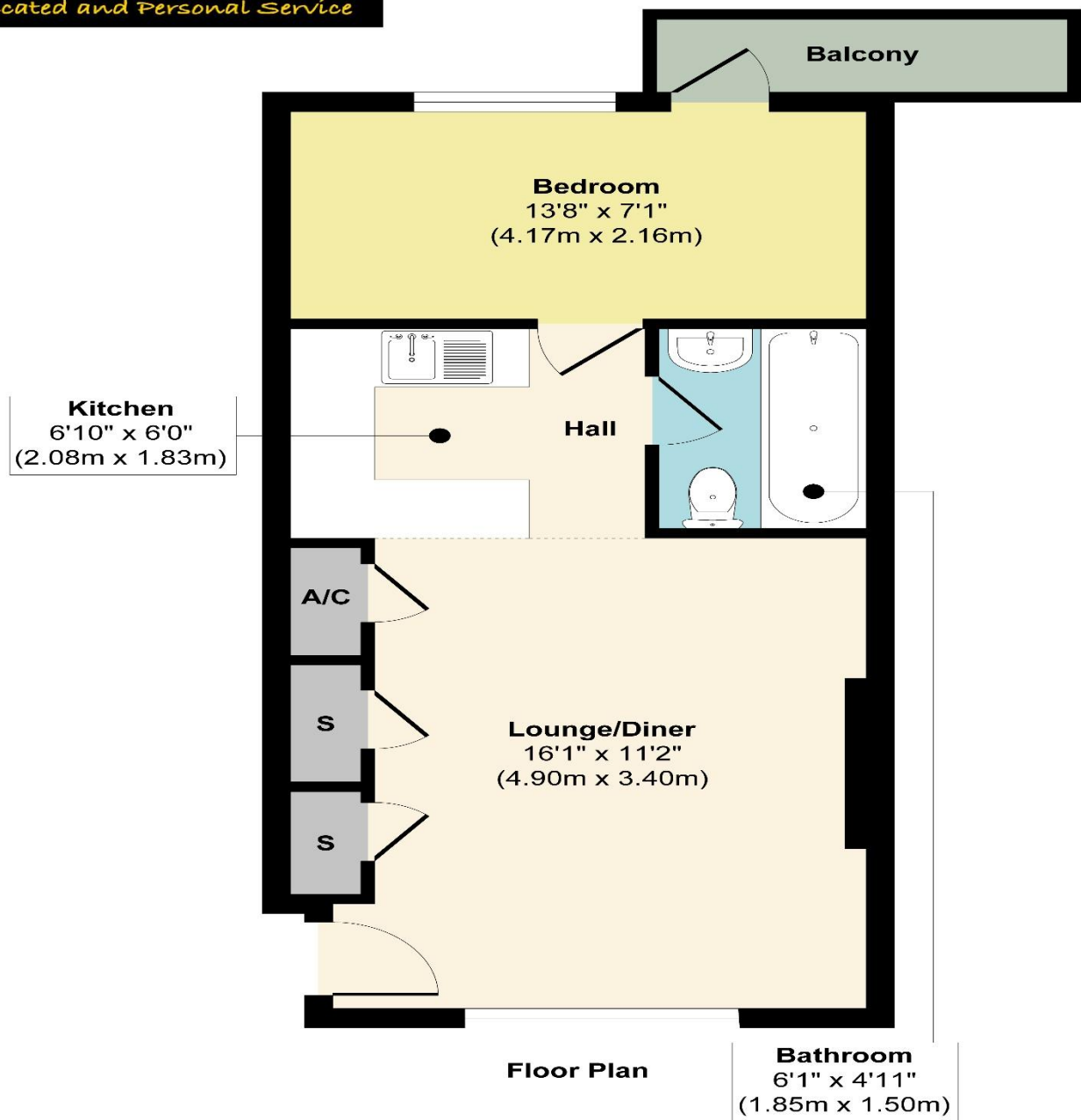


# Wordsworth Court, Hatfield

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**Approx. Gross Internal Floor Area 415 sq. ft / 38.55 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.

Hatfield: 11 Market Place, Hatfield, Hertfordshire, AL10 0LJ Tel: 01707 266885

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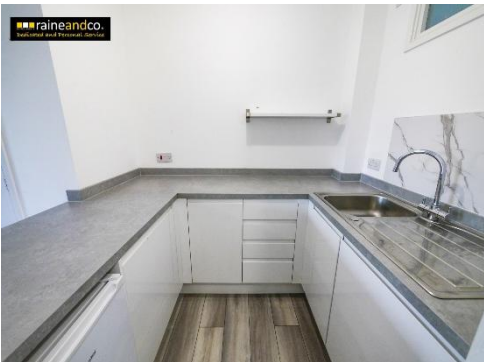
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## Wordsworth Court, Hatfield Leasehold Guide Price £145,000



One bedroom chain free flat recently renovated throughout with a brand new kitchen, shared balcony, allocated parking and access to a large communal garden. Low service charges and excellent location, cash buyers only due to low lease length.

- Chain Free
- Cash Buyers Only
- Recently Refurbished
- Large Communal Gardens
- Shared Balcony
- Ground Floor One Bedroom Flat
- New Kitchen
- Low Service Charge
- Allocated Parking
- Spacious Living Area



11 Market Place, Hatfield, Hertfordshire, AL10 0LJ Registration Number: 5546219  
Tel: 01707 266885 Email: [hatfield@raineandco.com](mailto:hatfield@raineandco.com) <https://www.raineandco.com>  
Offices in Potters Bar, Hatfield, St Albans, Codicote. Overseas offices in Gibraltar and Costa Del Sol, Spain



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## Open Plan Lounge/Diner/Kitchen

Spacious and bright with neutral colours ample space for both lounge and dining furniture. Newly renovated kitchen with contemporary units, room for appliances, and stylish worktops. A clean, modern space ideal for cooking and entertaining. Windows to front aspect.

## Bedroom

Large double bedroom with fitted carpet and space for wardrobes and additional storage. Leading to shared balcony. With windows to communal gardens.

## Bathroom

Refurbished white suite including bath, shower, basin, and WC.

## Shared Balcony

Shared outdoor balcony space accessible from the bedroom, ideal for a small table and chairs.

## 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.**