

Approx. Gross Internal Floor Area 596 sq. ft / 55.37 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		78	85
		EU Directive 2002/91/EC	

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 particulars 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.

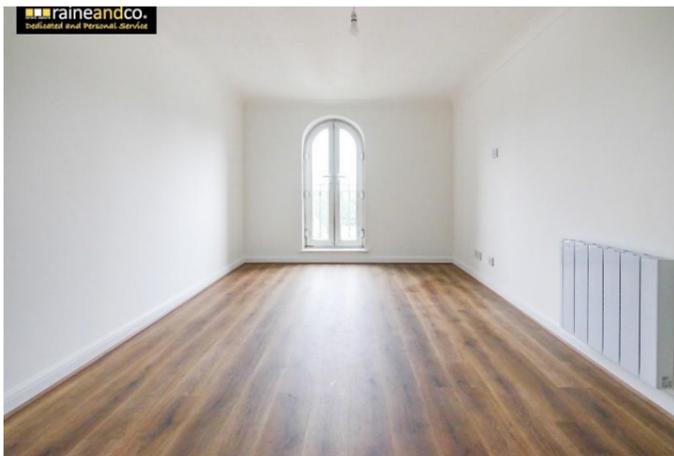
Walsingham Close, Hatfield Leasehold Guide Price £200,000



Fully refurbished and renovated throughout! Two bedroom first floor flat situated in this popular turning being offered chain free and in our opinion an ideal investment or first time purchase - Call today for an accompanied viewing.

- CHAIN FREE two bedroom flat
- Fully refurbished and renovated throughout
- Juliette balconies from the lounge and master bedroom
- Large and well kept communal gardens
- Extensive residents` and visitor parking
- Modern fitted kitchen with integrated appliances
- Close to Hatfield Galleria and Hatfield Town Centre
- Spacious lounge diner
- Well maintained communal areas with carpeted stairwells
- Turn key property, ideal for first time buyers or investors





Outside

The property benefits from large communal gardens, a residents car park with ample visitor spaces. Access is via a communal front door with an entry phone system, leading to carpeted stairs servicing all flats.

Hallway

Welcoming hallway with wood laminate flooring, doors to bedrooms, bathroom, wc and lounge, an airing cupboard, and entry phone handset.

Lounge / Diner

A bright and spacious reception room with wood laminate flooring, an electric radiator, Juliette balcony, and door leading into the kitchen.

Kitchen

Modern kitchen fitted with base and eye level units, roll top work surfaces, integrated electric hob and oven with extractor above, stainless steel sink with mixer tap and drainer, space for fridge and washing machine, tiled splash backs, and rear double glazed opaque window.

Bedroom Two

A versatile bedroom with wood laminate flooring, electric radiator, dual aspect double glazed windows including one opaque, and extractor fan.

Bathroom

Stylish bathroom with wood laminate flooring, panel enclosed bath with shower attachment, vanity hand basin with mixer tap, part tiled walls, shower curtain, and extractor fan.

WC

Separate cloakroom with pedestal wash basin, low level flush wc, wood laminate flooring, opaque rear window, and extractor fan.

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.