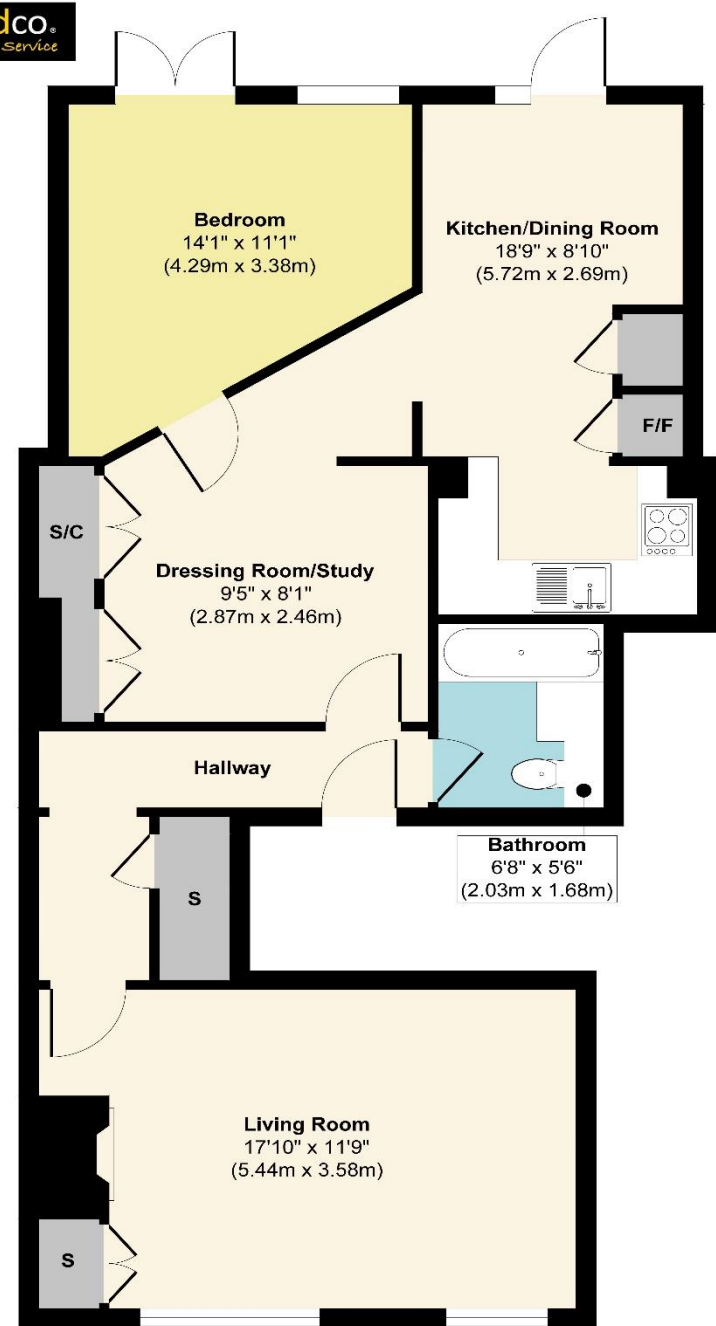
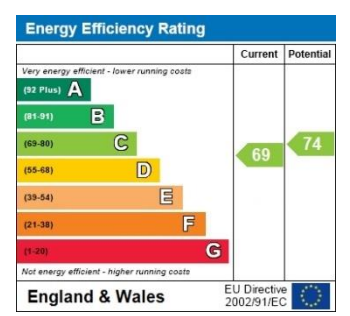




Floor Plan

Approx. Gross Internal Floor Area 776 sq. ft / 72.09 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.

St Albans Road East, Hatfield Leasehold
Guide Price £275,000



Beautifully presented one bedroom ground floor flat with private rear garden, modern kitchen/diner, and bright lounge. Features stylish interiors, excellent storage and allocated parking. Ideal for first time buyers or downsizers.

- Modern Ground Floor Flat
- Private Secluded Rear Garden
- Modern Fitted Kitchen / Diner
- Spacious Lounge with Feature Fireplace
- Separate Study / Dressing Room
- Excellent Built In Storage
- Outdoor Power, Lighting and Tap
- Modern Bathroom
- Allocated Parking space
- Walking Distance to Local Shops & Amenities



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Entrance Hall

Welcoming hallway with composite wood effect flooring, gas radiator, large storage cupboard, and entry phone system. Doors lead to the study/dressing room, bathroom, and lounge.

Bathroom

Modern suite comprising panel enclosed bath with shower attachment, low level wc, and vanity sink with mixer tap. Heated towel rail, extractor fan, and fully tiled walls complete the contemporary finish.

Lounge

Bright and well proportioned living room featuring two front facing windows with wooden shutters, built in electric fireplace, storage cupboard, and gas radiator.

Study / Dressing Room

Versatile room suitable as a home office, dressing space, or guest area. Includes gas radiator and two large built in storage cupboards/wardrobes.

Kitchen / Diner

A stylish and well designed kitchen/diner featuring modern wood effect flooring and a windowed door leading to the rear garden. Fitted with a contemporary range of wall and base units, tiled splashbacks, and roll top work surfaces, the space combines practicality with a welcoming atmosphere. It includes an integrated fridge/freezer, gas oven and hob with extractor above, and plumbing for a washing machine. The stainless steel sink with mixer tap and drainer is well positioned for garden views, while a discreet cupboard houses the boiler. With plenty of room for dining, this is a comfortable and functional space ideal for everyday living and entertaining.

Bedroom

Spacious double bedroom with gas radiator, a double glazed window to rear and access to private rear garden.

Private Rear Garden

A rare feature for a flat — secluded outdoor space with brick paved patio and steps leading up to a lawn area. Includes exterior lighting, cold water tap, and power point, ideal for outdoor relaxing and gardening enthusiasts.

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.