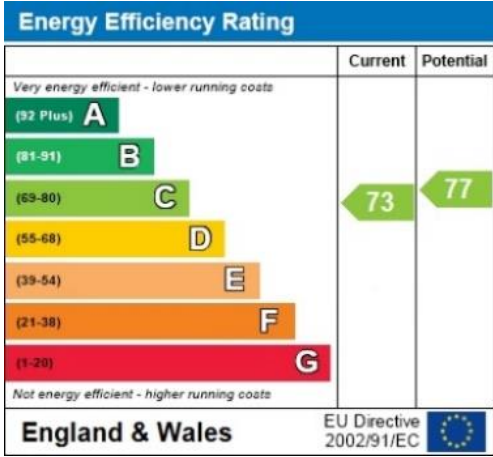


Floor Plan

Approx. Gross Internal Floor Area 571 sq. ft / 53.04 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.

Newlands, Hatfield Leasehold  
Guide Price £275,000



Spacious two bedroom ground floor apartment in AL9, close to station, shops and Hatfield House. Features a large lounge, newly fitted kitchen diner, refitted bathroom, patio doors, communal gardens and allocated parking.

- Larger Than Average Two Bedroom Layout
- Ground Floor Apartment Offering Easy Access
- Highly Sought After AL9 Location
- Newly Fitted Kitchen/Dining Area
- Well Kept Communal Gardens Plus Allocated And Visitor Parking
- Gas Central Heating Throughout And Double Glazing Throughout
- Stylish Refitted Bathroom With Shower
- Patio Doors Leading To Communal Gardens
- Integrated Oven And Hob
- New Boiler





# Newlands, Hatfield



# Newlands, Hatfield

## Entrance Hall

Entrance Hall with storage for coats or shoes leading to:

## Lounge

Generous and bright living space with ample room for furnishings, ideal for relaxation or entertaining. With new wood laminate flooring, window to the front aspect and gas radiator.

## Kitchen/Diner

Newly fitted modern kitchen featuring integrated induction hob and oven, extended worktop space, storage units and room for a dining table. Fitted sink waste disposal. Pantry storage cupboard and window to side aspect with a gas radiator.

## Hallway

With storage cupboard and doors leading to:

## Bathroom

Recently refitted contemporary bathroom with modern suite and shower. Window to side aspect for easier ventilation. Heated towel rail.

## Bedroom 1

Spacious double bedroom with fitted wardrobes and door to second bedroom. Window to rear aspect and gas radiator.

## Bedroom 2

Well proportioned bedroom with patio doors opening directly to the communal gardens, providing natural light and outdoor access.

## Further Details

The property is Leasehold  
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.