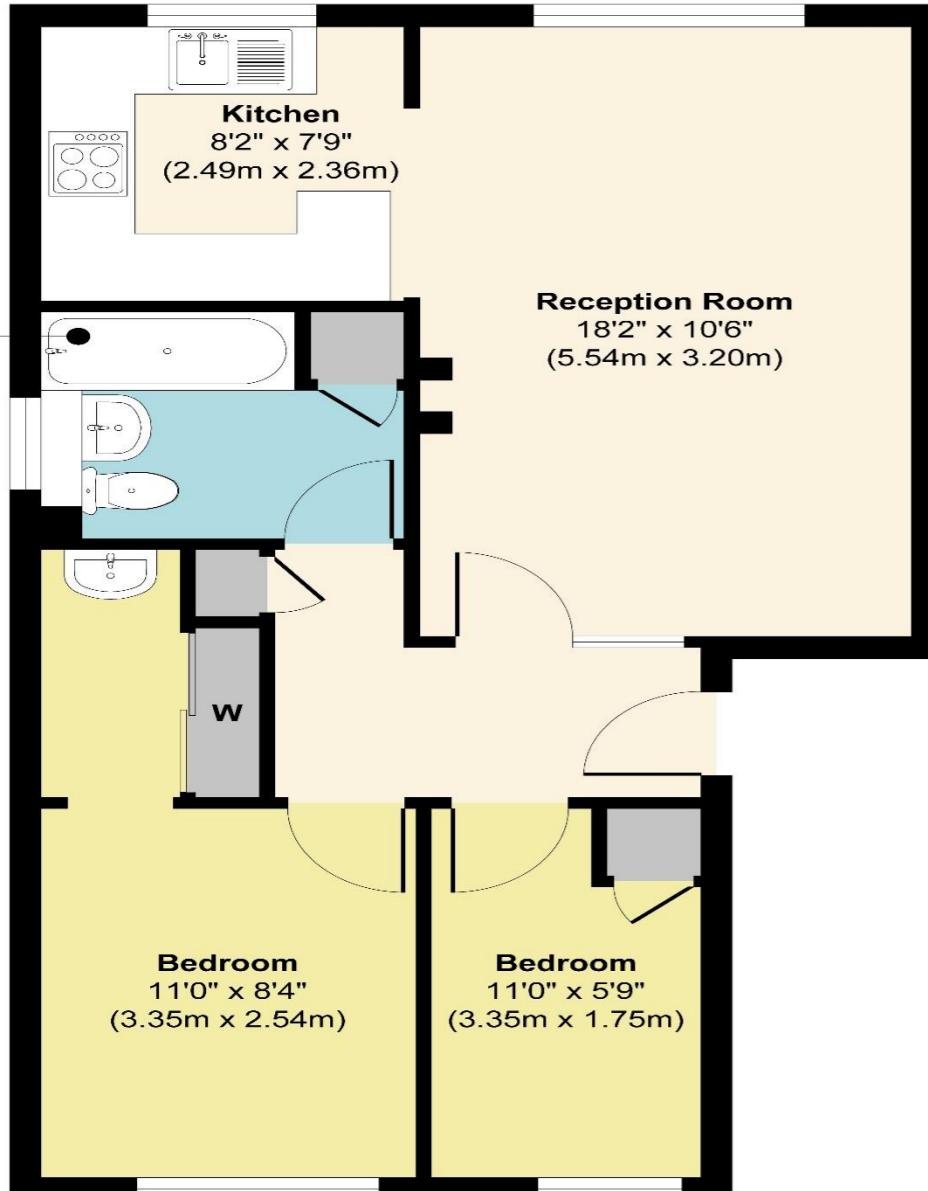


## Tudor Close, Hatfield

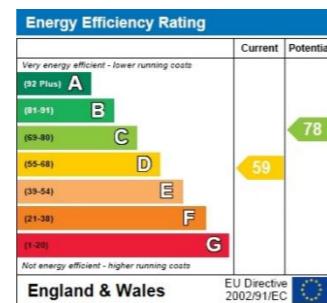


**Floor Plan**

**Approx. Gross Internal Floor Area 564 sq. ft / 52.39 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.

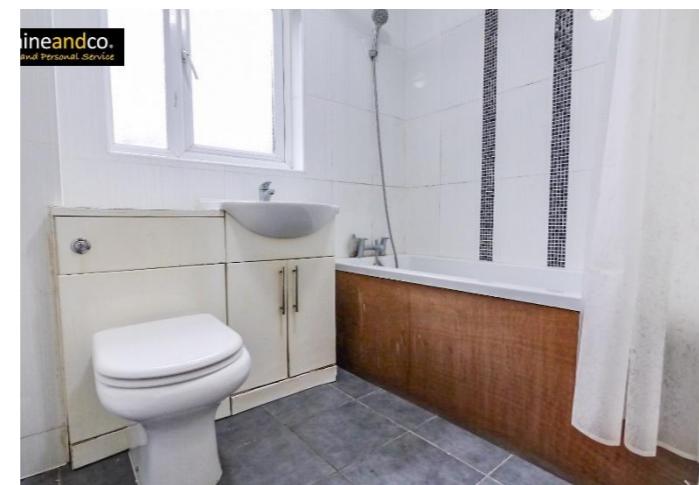
## Tudor Close, Hatfield Leasehold Guide Price £219,995



**CHAIN FREE**, ground floor two bed flat in Tudor Close close to the University of Hertfordshire. Includes rear aspect lounge, fitted kitchen, two bedrooms (main with dressing area), bathroom, communal gardens, and allocated parking. Suitable for first time buyers or investors.

- **CHAIN FREE**
- Popular Tudor Close development
- Strong rental potential due to proximity to the university
- Spacious lounge with rear aspect window
- Master Bedroom with dressing area and mirrored wardrobes
- Bedroom two with fitted wardrobe
- Well kept communal gardens
- Allocated parking & visitor spaces
- Two spacious double bedrooms
- Easy access to A1(M) and A414





## Communal Hall

Secure entry phone system and communal areas with stairs to all flats.

## Entrance Hall

Wood laminate flooring, electric radiator, mirror cove, doors to lounge, bathroom and both bedrooms.

## Lounge

Wood laminate flooring, electric radiator, window to rear aspect, door to kitchen.

## Kitchen

Tiled laminate flooring, range of base and eye level units, induction hob, electric fan oven, stainless steel sink, extractor hood, window to rear, space for washing machine and fridge/freezer.

## Master Bedroom

Wood laminate flooring, electric radiator, window to front aspect.

## Master Bedroom Dressing Area

Fitted wardrobe with sliding mirrored doors, vanity sink with storage.

## Bedroom Two

Wood laminate flooring, electric radiator, window to front aspect, fitted wardrobe.

## Bathroom

Panel enclosed bath with shower attachment, tiled walls, sink with storage, wc, airing cupboard, window to side aspect.

## Outside

Communal gardens, allocated parking, and visitor bays.

## 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.