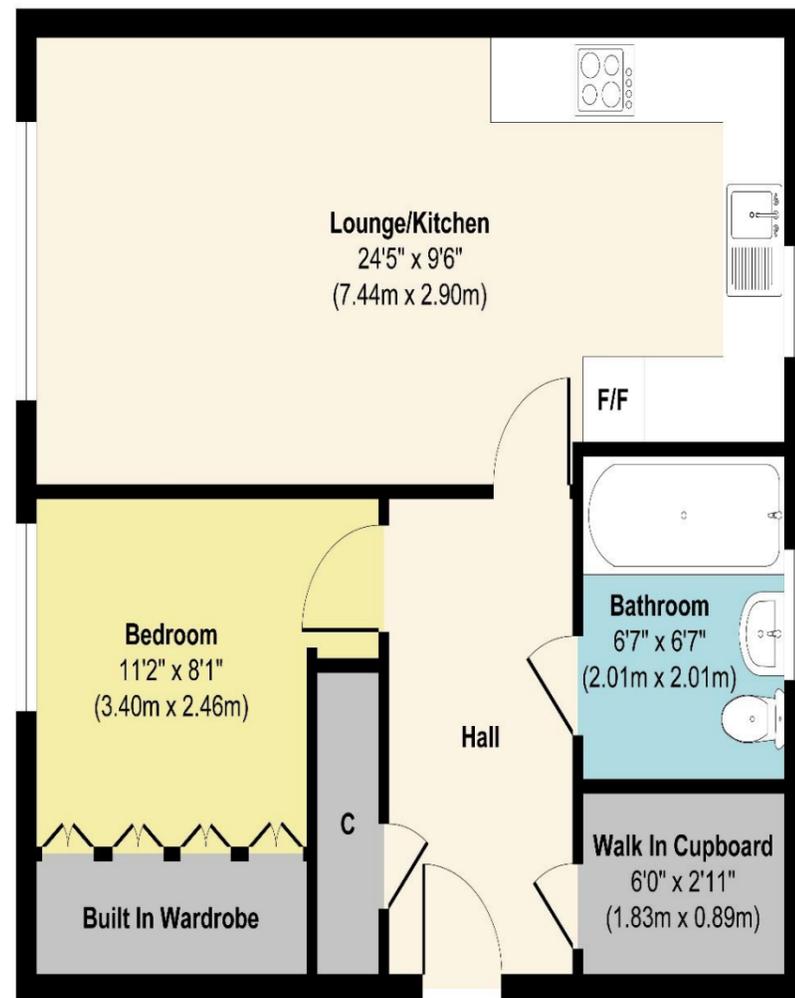


## Wenham Place, Hatfield



Floor Plan

Approx. Gross Internal Floor Area 537 sq. ft / 49.88 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	77	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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.

## Wenham Place, Hatfield Leasehold Guide Price £199,995



CHAIN FREE. Stylish ground floor apartment close to Hatfield Town Centre and train station. Fitted Kitchen with marble worktops and Neff oven, gas central heating, double glazing, communal gardens and allocated parking.

- CHAIN FREE
- Newly Extended Lease To 125 Years
- Low Service Charges
- New Kitchen (2020) With Marble Worktops And Neff Oven & Hob
- New Boiler (2017) And Wood Laminate Flooring (2019)
- Double Bedroom With Fitted Wardrobes
- Double Glazed Windows And Gas Central Heating Throughout
- Access To Communal Gardens And Allocated Parking
- 5 Minute Walk To Hatfield Town Centre



# Wenham Place, Hatfield

**raineandco.**  
ESTATE AGENTS  
Dedicated and Personal Service



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## Outside

Access to communal gardens, sheltered bike storage, and a partitioned clothes drying area.

## Entrance Hall

Wood laminate flooring, gas radiator, and two large built-in storage cupboards offering excellent storage space. Doors leading to:

## Lounge / Diner

Carpeted flooring, radiator, double glazed window to front. Ample space for a sofa area and dining area. TV and broadband connection points.

## Open Plan Kitchen Lounge

Modern and stylish kitchen refitted in 2020 with a range of base and eye level units, marble worktops, tiled splashbacks, and integrated washing machine. Neff gas oven and hob with overhead extractor and space for free standing fridge freezer. Wood laminate flooring (replaced 2019). Two double glazed windows providing excellent natural light. Two gas radiators.

## Bedroom

A generous double bedroom with recently fitted wardrobes, carpeted flooring, radiator, and double glazed window to front.

## Bathroom

Modern suite comprising panel enclosed bath with shower attachment, low level flush wc, and pedestal hand wash basin. Frosted double glazed window to rear, tiled flooring and partially tiled walls.

## 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.**