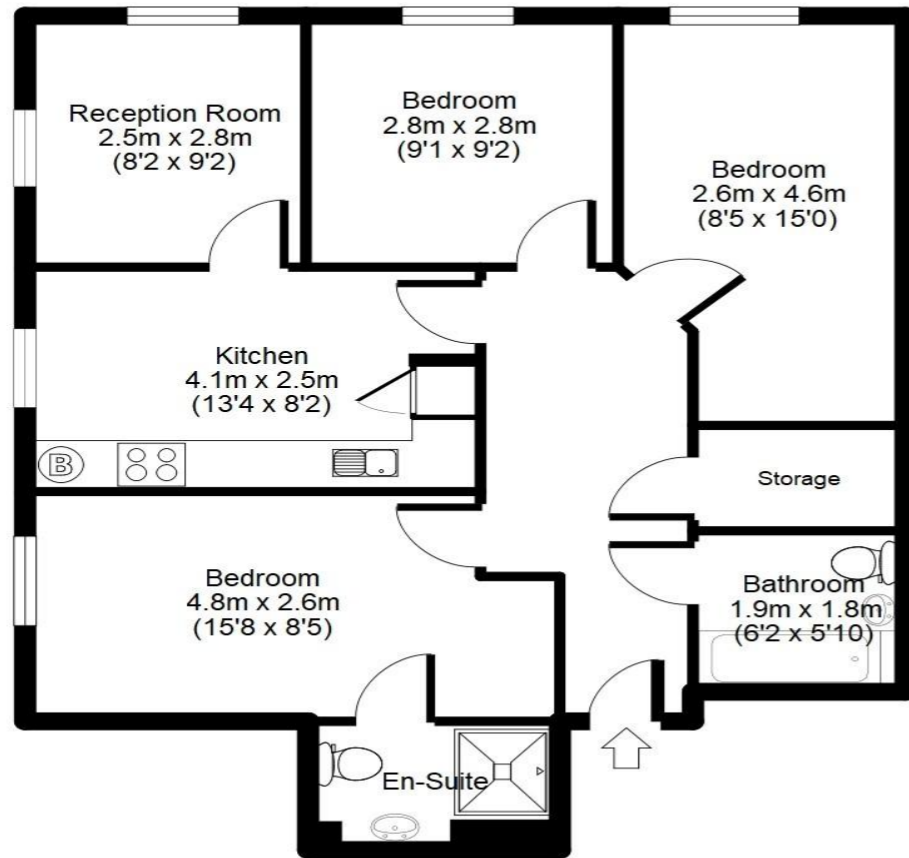
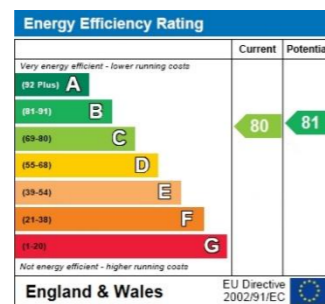


Mosquito Way, Hatfield, AL10

APPROX GROSS INTERNAL FLOOR AREA: 696 sq. ft / 65 sq. m



For identification purposes only
Measurements are approx and not to scale



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.

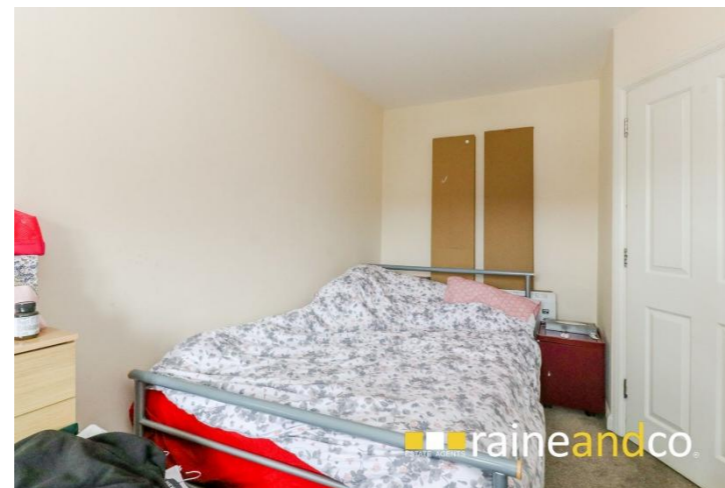
Mosquito Way, Hatfield, Leasehold Guide Price £210,000



Three bedroom ground floor apartment on Mosquito Way, featuring communal lounge, fitted kitchen and en suite to main bedroom. With tenants in situ until August 2025 and an estimated rental value of £1,700 PCM, this property is a great investment, or first home for a first time buyer.

- CHAIN FREE
- Ground floor, three bedroom apartment
- Rental value of £1,800
- Spacious communal Living Area
- En-suite to master bedroom
- Fitted kitchen
- Gas central heating
- Double glazed windows throughout
- Located within the sought after Business Park area
- Close Proximity to University of Herts and The Galleria.





Communal Entrance

Secure entry phone system leading into a well kept communal hallway.

Entrance

Hallway with storage cupboard, radiator and access to all rooms.

Communal Room

Spacious shared living area with carpeted flooring, radiator and large double glazed dual aspect windows.

Kitchen / Dining Room

Fitted with a range of wall and base units, roll over work surfaces, sink with mixer tap, integrated fridge/freezer and washing machine. Vinyl flooring, space for dining and double glazed window to the side.

Bedroom One

Good sized double bedroom with carpet, radiator, multiple power points and double glazed window, door to en suite shower room.

En-Suite Shower Room

Vinyl flooring, walk in shower, low level wc, wash hand basin, extractor fan and obscured double glazed window.

Bedroom Two

Well proportioned bedroom with carpeted flooring, radiator and double glazed window.

Bedroom Three

Good sized bedroom with carpet, radiator and double glazed window.

Bathroom

Panel enclosed bath with shower over, low level wc and wash hand basin. Vinyl flooring, radiator and extractor fan.

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.