



**Approx. Gross Internal Floor Area 483 sq. ft / 44.87 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			
A	(92 Plus)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
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 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.

## Northdown Road, Hatfield, Leasehold Offers Over £199,995



A well presented two bedroom ground floor flat on Northdown Road benefiting from its own private garden. Offering spacious accommodation, bright living space and a convenient location close to local amenities and transport links. Sold with tenants in situ, this is a perfect opportunity for investors.

- CHAIN FREE
- Ground Floor Flat
- Private Garden
- Gas Central Heating
- Two Well Proportioned Bedrooms
- Ample Storage
- Secure Entry Phone System
- Convenient Hatfield Location Close To Local Amenities And Transport Links





# Northdown Road, Hatfield

**raineandco**  
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Dedicated and Personal Service



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## Entrance Hall

Private entrance with access to all rooms and storage cupboard. Tiled flooring and a gas radiator.

## Living Room

Bright and spacious reception room with garden access, ideal for relaxing and entertaining. Large sliding doors and a gas radiator.

## Kitchen

Fitted kitchen with a range of wall and base units, work top space and fitted induction hob and stainless steel sink and extractor fan with washing machine. Window to front aspect.

## Bedroom One

Generous double bedroom with ample space for wardrobes and furnishings with window overlooking private garden and gas radiator.

## Bedroom Two

Well sized second bedroom, ideal as a guest room, child's room or home office. Large bay window to front aspect and gas radiator.

## Bathroom

Modern fully tiled bathroom fitted with large shower, wash basin and WC. Window to front aspect and heated towel rail.

## Private Garden

Exclusive outdoor space accessed by sliding glass door offering a low maintenance area for seating and outdoor enjoyment.

## 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.