

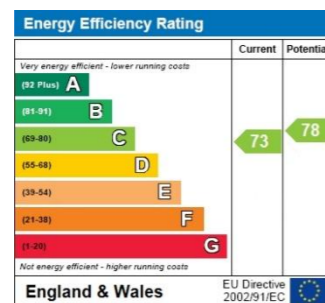
**Kitchen**  
8'10" x 8'7"  
(2.69m x 2.62m)

**Floor Plan**

Approx. Gross Internal Floor Area 519 sq. ft / 48.26 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



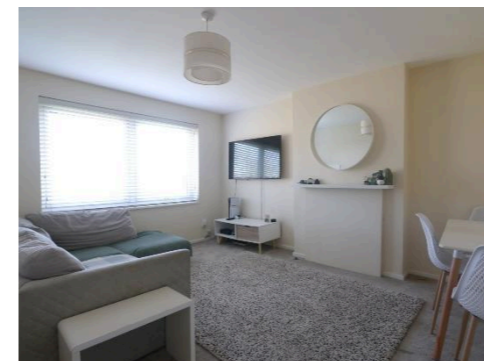
THE CONSUMER PROTECTION REGULATIONS 2008 % THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.  
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight 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.

## Wellfield Close, Hatfield, Leasehold Guide Price £199,995



Well presented CHAIN FREE one bedroom top floor flat in Wellfield Close, located close to the station and town centre. Fully refurbished around four years ago and offering a bright lounge, fitted kitchen with breakfast bar, modern bathroom, excellent storage and resident parking.

- CHAIN FREE
- Fully Refurbished Approximately Four Years Ago
- Three Large Storage Cupboards
- Low Service Charges And Ground Rent
- Fitted Kitchen With Breakfast Bar And Integrated Appliances
- Modern Fully Tiled Bathroom Suite
- Loft Access
- Bright & Spacious Lounge With Double Glazed Window To Rear
- Resident Parking And Communal Gardens
- Easy Access To Hatfield Town Centre And Train Station





## Entrance Hall

Carpeted flooring. Three large storage cupboards providing excellent storage. Entry phone system and loft hatch. Doors leading to kitchen, bathroom and lounge.

## Kitchen

Linoleum flooring with a range of base and eye level units and roll edge work tops. Steel sink with mixer tap and drainer. Steel splash back. Electric fan oven and hob with stainless steel extractor over. Integrated fridge/freezer and washing machine included. Wall mounted boiler. Radiator. Breakfast bar. Double glazed window to the rear.

## Lounge

Carpeted flooring with radiator and double glazed window to the rear allowing natural light. Door leading to the bedroom.

## Bedroom

Carpeted flooring with radiator and integrated wardrobe. Double glazed window to the front. Door leading to the bathroom.

## Bathroom

Tiled flooring with fully tiled walls. Concealed cistern wc and vanity sink with mixer tap. Panel enclosed bath with shower over. Heated towel rail. Frosted double glazed window to the front.

## Outside

The development benefits from a communal car park with resident permit parking available. Well maintained communal gardens are located around the building and include shared washing lines for residents. Access to the building is via a secure communal entrance door with entry phone system, with stairs providing access to all floors and flats.

## 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.**