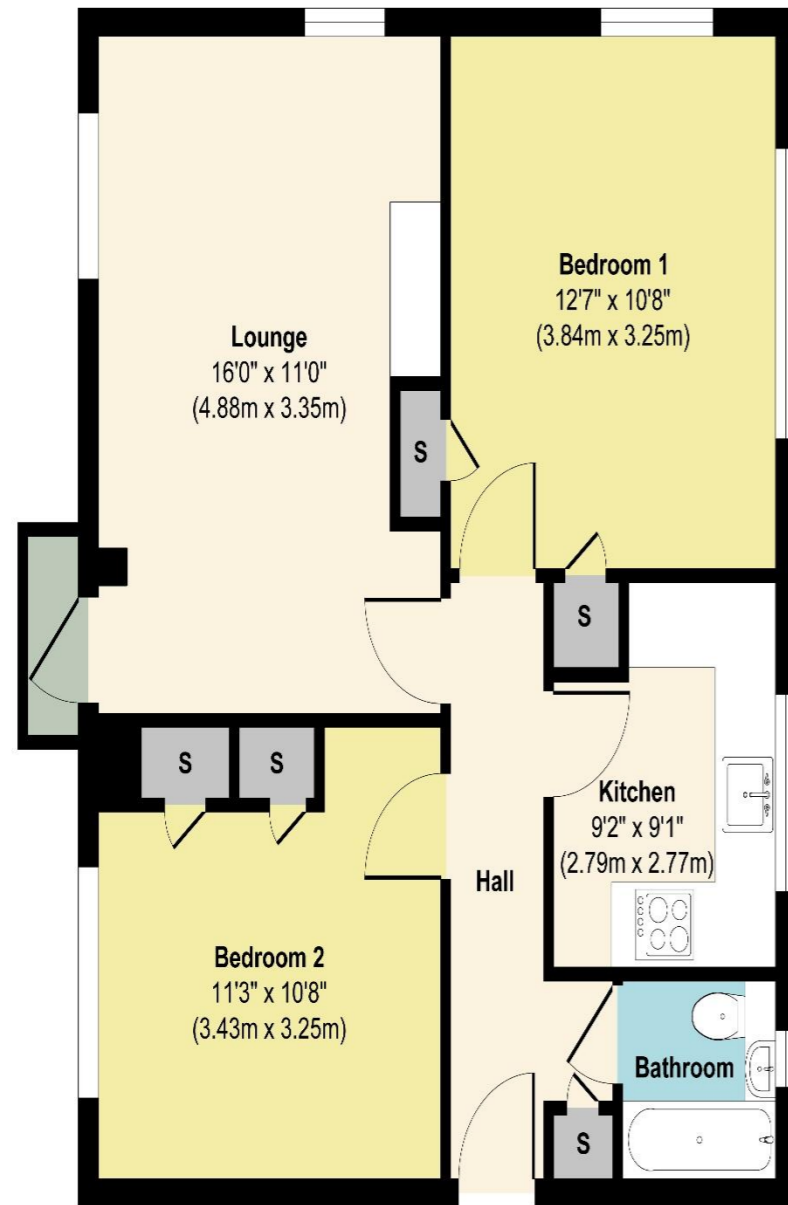




## Longmead, Hatfield



Floor Plan

Approx. Gross Internal Floor Area 600 sq. ft / 55.74 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 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.

## Longmead, Hatfield, Leasehold Offers in Excess of £170,000



Chain free two double bedroom top floor flat in popular Birchwood, Hatfield. Features dual aspect lounge with balcony, fitted kitchen, bathroom, ample storage and communal gardens. Competitively priced due to lease length. Ideal first buy or investment.

- CHAIN FREE
- Top Floor Two Bedroom Flat
- Private Balcony
- Bright Dual Aspect Lounge / Diner
- Two Spacious Double Bedrooms
- Generous Built-in Storage Throughout The Property
- Well Maintained Communal Gardens With Seating And Drying Areas
- External Storage Shed
- Convenient Location Close To Local Shops And Amenities
- Competitively Priced To Reflect The Lease Length





## Communal Entrance

Communal entrance hallway to communal hallway to stairs to top floor which leads to the front door

## Entrance Hallway

Front door leads to the entrance hallway, coving to ceiling, loft access, storage cupboard, single radiator, doors to all rooms.

## Lounge/Diner

Bright dual aspect room with windows to front and side, double radiator, door leading to private balcony with views over communal grounds.

## Kitchen

Window to front aspect, fitted with a range of base and eye level units, roll top work surfaces, tiled splashbacks, stainless steel sink with mixer tap, integrated electric oven, hob and extractor, space for fridge freezer, plumbing for washing machine, wall-mounted boiler.

## Bedroom One

Spacious double room with dual aspect windows to side and rear, coving to ceiling, two fitted storage cupboards, single radiator.

## Bedroom Two

Double bedroom with window to front aspect, two fitted storage cupboards, coving to ceiling, single radiator.

## Bathroom

Frosted window to rear, panel enclosed bath with electric shower over, low level WC, wall-mounted wash hand basin, partly tiled walls, single radiator.

## Outside

Externally, the property benefits from communal gardens, seating and barbecue areas, drying spaces, and an external storage shed.

## 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.**