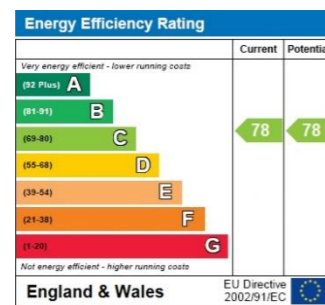


Approx. Gross Internal Floor Area 513 sq. ft / 47.70 sq. m

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.

Wenham Place, Hatfield, Leasehold, 100% Ownership Guide Price £210,000



Available On A 50% Shared Ownership Or 100% Ownership Basis, This Well Presented Ground Floor One Bedroom Apartment Benefits From Gas Central Heating, Allocated Parking, A 125 Year Lease, Modern Remote Controlled Lighting, Communal Gardens And Excellent Storage Throughout.

- Available As 50% Shared Ownership Or 100% Ownership
- Ground Floor Apartment
- Allocated Parking Space
- 125 Year Lease
- One Double Bedroom
- Gas Central Heating
- Spacious Storage Cupboards
- Remote Controlled Lighting System
- Overlooking Communal Gardens
- Ideal First Time Purchase Or Investment Opportunity





Entrance Hall

A welcoming and spacious entrance hall providing access to all accommodation. Finished with laminate flooring and benefiting from a secure entry phone system, gas radiator, useful airing cupboard and a large walk in storage cupboard, ideal for household items, coats and shoes.

Kitchen

Well appointed kitchen fitted with a range of work surfaces complemented by tiled splashbacks and under counter lighting. The kitchen incorporates a gas hob and oven with stainless steel extractor hood over, stainless steel sink and drainer unit and tiled flooring. There is ample space for a fridge freezer together with separate spaces for both a washing machine and tumble dryer. A window overlooking the communal gardens provides a pleasant outlook and additional natural light.

Room

A bright and comfortable reception room enjoying a pleasant front aspect via a large window which allows for plenty of natural light. The room features attractive laminate flooring, a gas radiator and stylish modern wall lights which can be controlled remotely, creating a versatile living and entertaining space.

Main Bedroom

A generously proportioned double bedroom offering ample space for a double bed and additional bedroom furniture. The room benefits from a front aspect window, fitted carpet, gas radiator and modern remote controlled lighting, making it both comfortable and practical.

Bathroom

A well maintained bathroom suite comprising a panel enclosed bath with shower attachment, low level WC and pedestal wash hand basin. The room is partially tiled for ease of maintenance and features a frosted rear aspect window providing natural light and ventilation, together with a gas radiator.

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.