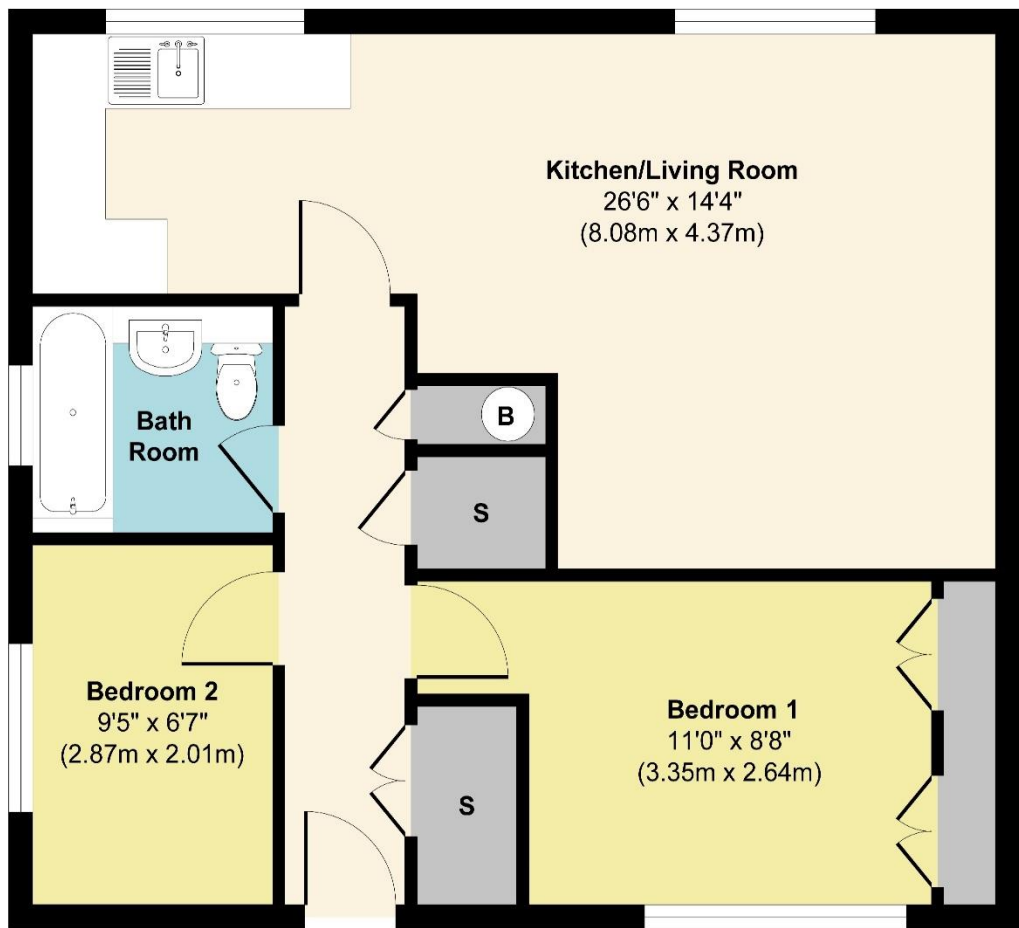




Floor Plan

Approx. Gross Internal Floor Area 615 sq. ft / 57.13 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.

Millwards, Hatfield Leasehold Guide Price £185,000



Chain free and offering spacious accommodation throughout, this well-presented two bedroom ground floor apartment features a large open plan kitchen/living area, hive heating, gas central heating, double glazing, excellent storage, communal gardens and permit free parking.

- Chain Free
- Ground Floor Apartment
- Large Open Plan Kitchen Living Area
- Hive Smart Heating
- Gas Central Heating
- Double Glazing Throughout
- Excellent Internal Storage
- Communal Gardens
- Permit Free Parking





Offered to the market chain free, this spacious two bedroom ground floor flat is an excellent opportunity for first time buyers, downsizers or investors seeking a well located home with generous living space and practical features throughout. The property is centred around an impressive open plan kitchen and living area, creating a bright and sociable space that is ideal for both everyday living and entertaining. Two large rear facing windows flood the room with natural light, whilst the kitchen provides ample work top and cupboard space alongside room for freestanding appliances. A welcoming entrance hallway offers access to all rooms and benefits from two large storage cupboards, providing excellent storage rarely found in apartments of this size. There are two well proportioned bedrooms, with the principal bedroom featuring built in wardrobes, whilst the family bathroom is fitted with a bath incorporating a shower attachment, wash hand basin and WC. Further benefits include gas central heating, hive smart heating, double glazing throughout, permit free parking, communal gardens and an abundance of internal storage, making this a comfortable and practical home ready to move straight into. Situated on Millwards, the property enjoys a convenient location within easy reach of Hatfield town centre, local shops, well-regarded schools, The Galleria, Hatfield Business Park, the University of Hertfordshire and excellent transport links including Hatfield train station and the A1(M).

Entrance Hallway

A welcoming entrance hallway finished with carpet throughout. Benefiting from two large built in storage cupboards, entry phone system, gas radiator and doors leading to all principal rooms, providing a practical and spacious first impression.

Open Plan Kitchen / Living Area

A bright and spacious open plan living space with two large windows overlooking the rear aspect, allowing for an abundance of natural light. Finished with half tiled and half carpeted flooring and a large gas radiator. The kitchen comprises a range of wall and base units with chipboard work surfaces and tiled splashbacks, a stainless steel sink with drainer, freestanding gas cooker with oven, space for additional appliances and the wall mounted boiler. An excellent space for relaxing, dining and entertaining.

Bedroom One

A generous double bedroom featuring carpeted flooring, built in wardrobes, front aspect window and gas radiator.

Bedroom Two

A well proportioned second bedroom with carpeted flooring, side aspect window and gas radiator. Ideal as a guest bedroom, child's room or home office.

Bathroom

Part tiled and fitted with a panel enclosed bath with shower attachment, wash hand basin and low level WC. Further benefiting from a frosted side aspect window and gas radiator.

Further Details

The property is Leasehold
Council Tax Band - Unknown

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.