



WRIGHTS



64 Birchwood Avenue, Hatfield, Hertfordshire AL10 0PW

Guide Price £230,000 - Leasehold

### Property Summary

**\*\*\*CHAIN FREE\*\*\*** A wonderfully spacious Two Double Bedroom, Split Level Maisonette located on the first floor, boasting fantastic living space throughout located in the popular area of Birchwood, Hatfield. The property is conveniently situated close to local amenities and shops, walking distance to Hatfield train station. This is a perfect opportunity for a first time buyer or downsizer.

The property comprises of its own private entrance, spacious hallway leading to all ground floor accommodation and stairs to the first floor, fitted kitchen with matching base and wall units providing ample storage and work surface space, there is space and plumbing for an electric oven, fridge freezer and washing machine. Large living room to the rear overlooking the communal gardens. Two Large double bedrooms and three piece suite bathroom with side panelled bath, pedestal hand wash basin and W/C.

Communal gardens are located to the rear plus a large external store cupboard providing additional storage space.

### Features

- CHAIN FREE
- SPLIT-LEVEL MAISONETTE
- TWO DOUBLE BEDROOMS
- POPULAR BIRCHWOOD LOCATION
- WALKING DISTANCE TO HATFIELD TRAIN STATION
- END OF ROW
- LOW GROUND RENT - £10 per annum
- IDEAL FIRST TIME BUY OR INVESTMENT
- POTENTIAL RENTAL INCOME = £1,400pcm
- CLOSE TO LOCAL AMENITIES

## Room Descriptions

### FIRST FLOOR

#### HALLWAY

1.69m x 4.13m (5' 7" x 13' 7") Spacious entrance with side aspect UPVC window, carpet flooring, gas radiator, providing access to all ground floor accommodation and stairs to the first floor.

#### LIVING ROOM

3.95m x 4.29m (13' 0" x 14' 1") Large UPVC windows providing plenty of natural light, carpet flooring and gas radiator.

#### KITCHEN

2.13m x 3.22m (7' 0" x 10' 7") Matching base and wall units providing ample storage and work surface space while there is space and fittings for an electric oven, washing machine and fridge freezer.

### SECOND FLOOR

#### LANDING

1.69m x 2.16m (5' 7" x 7' 1") Carpet flooring providing access to;

#### MASTER BEDROOM

3.40m x 3.95m (11' 2" x 13' 0") A large double bedroom to the rear aspect with UPVC windows overlooking the communal gardens, carpet flooring and gas radiator.

#### BEDROOM TWO

2.69m x 3.05m (8' 10" x 10' 0") A spacious double bedroom to the front aspect. Large built in wardrobes providing ample hanging and storage space. UPVC windows to the front aspect, carpet flooring and gas radiator.

#### BATHROOM

1.65m x 2.20m (5' 5" x 7' 3") A three piece suite comprising of a side panelled bath with shower over, a pedestal hand wash basin and low level W/C. Part tiled with vinyl flooring.

### EXTERNAL

#### COMMUNAL GARDENS

Located to the rear, there is an enclosed communal garden area.

#### STORE CUPBOARD

The property benefits from an external storage cupboard located to the rear of the block.

## ADDITIONAL INFORMATION

### Property Details

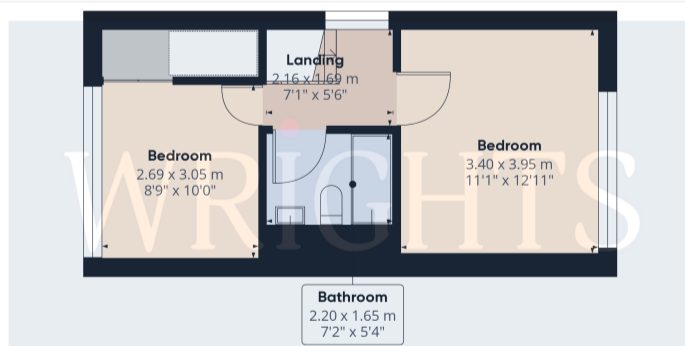
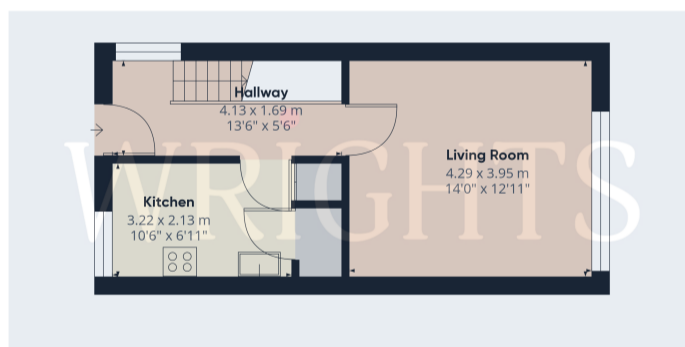
Council Tax Band - B

Lease Details - 125yrs from 11th February 1991 (91 yrs remaining)

Service Charge - £631.28 per annum

Ground Rent - £10.00 per annum

(all information has been provided to us and should be verified by your legal representative).



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Approximate total area\*\*  
62.51 m<sup>2</sup>  
672.89 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	