



WRIGHTS

7 The Lindens, St Albans Road West, Hatfield, Hertfordshire AL10 0RT

Guide Price £210,000 - Share of Freehold



Property Summary

CHAIN FREE Wrights are delighted to bring to market this purpose built first floor apartment ideally located between Hatfield Town Centre, The Galleria and just a short walk from The Business Park. Benefitting from a Designated Parking Space, Spacious Communal Gardens and a 999 year lease with No Ground Rent, Viewing is Highly Recommended.

The property comprises of a well proportioned living room with views overlooking the gardens, a fitted kitchen with matching base and wall units. There is space and plumbing for a washing machine, fridge freezer and electric oven. A large double bedroom and bathroom with a side panelled bath, pedestal hand wash basin and W/C.

The outside consists of well maintained communal gardens, designated parking bays along with a number of visitor parking bays.

Features

- CHAIN FREE
- FIRST FLOOR APARTMENT
- ONE DOUBLE BEDROOM
- DESIGNATED PARKING SPACE
- VISITOR PARKING BAYS
- COMMUNAL GARDEN
- SHARE OF FREEHOLD
- NO GROUND RENT
- LOW SERVICE CHARGE
- 999 YEAR LEASE FROM 1988

Room Descriptions

ACCOMMODATION

HALLWAY

0.90m x 1.29m (2' 11" x 4' 3")

Door to front, entry phone system and doors to:

LIVING ROOM

3.75m x 5.31m (12' 4" x 17' 5") (to max dimensions)

A spacious L-shaped room benefitting from plenty of natural light, gas radiator, UPVC window and carpet flooring.

KITCHEN

2.34m x 2.41m (7' 8" x 7' 11")

Matching base and wall units, UPVC window overlooking the communal gardens, space and plumbing for a washing machine, fridge freezer and electric oven.

BEDROOM

2.46m x 5.26m (8' 1" x 17' 3")

A spacious double with carpet flooring, gas radiator and UPVC window overlooking the gardens.

BATHROOM

1.71m x 2.28m (5' 7" x 7' 6")

Three piece suite comprising of a side panelled bath with shower over, pedestal hand wash basin and low level W/C. Partially tiled walls & double glazed frosted window.

EXTERIOR

COMMUNAL GARDENS

Maintained communal gardens.

PARKING

One Designated Parking Space & Visitor Parking Bays

ADDITIONAL INFORMATION

Property Details

Council Tax Band - C

Lease Details - 999yrs from 25th March 1988 (962yrs remaining)

Service Charge - £65.00 per month

Ground Rent - £0.00 per annum (no ground rent)

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	