



Flat, 84 Oak Tree Close, Hatfield, Hertfordshire AL10 0EG

Guide Price £210,000 - Leasehold

Property Summary

CHAIN FREE Two Bedroom, Second Floor Apartment offered to market with vacant possession. The property requires some minor modernisation but offers spacious living and would be an ideal First Time Purchase or Investment Opportunity.

The accommodation comprises of a spacious living/dining area benefitting from plenty of natural light, a fitted kitchen with matching base and wall units providing ample work surface space, a large double bedroom with built in wardrobes, a second single bedroom also with built in wardrobes and a tiled bathroom with side panelled bath, pedestal hand wash basin and W/C. Externally the property is accessed via a secure entry phone system and also offers parking via a Garage.

The property is ideally located just a short walk from Hatfield Town Centre and within close distance of The Galleria and Hatfield Business Park. The property is currently 50% Shared Ownership but will be staircased up to 100% Ownership prior to completion.

Features

- CHAIN FREE
- SECOND FLOOR APARTMENT
- TWO BEDROOMS
- GARAGE EN-BLOC
- CLOSE TO TOWN CENTRE
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- LARGE LOUNGE/DINER

Room Descriptions

ACCOMMODATION

HALLWAY
1.03m x 3.55m (3' 5" x 11' 8") Laminate flooring with doors leading to all accommodation.

LIVING ROOM
4.44m x 4.70m (14' 7" x 15' 5") A well proportioned space benefitting from plenty of natural light, carpet flooring, gas radiator, UPVC double glazed window and door leading to the kitchen.

KITCHEN
2.01m x 3.29m (6' 7" x 10' 10") Matching base and wall units, tiled backsplash, UPVC double glazed window, laminate flooring and space and plumbing for a washing machine, electric oven and fridge freezer.

BEDROOM ONE
2.90m x 3.63m (9' 6" x 11' 11") Double bedroom with large built in wardrobes providing ample storage, carpet flooring, gas radiator and UPVC double glazed window.

BEDROOM TWO
2.02m x 3.62m (6' 8" x 11' 11") A well proportioned single bedroom with built in wardrobe, carpet flooring, gas radiator and UPVC double glazed window.

BATHROOM
2.01m x 2.11m (6' 7" x 6' 11") Tiled throughout with vinyl flooring, comprises of a side panelled bath, pedestal hand wash basin and low level W/C.

EXTERIOR

GARAGE - EN - BLOC
The property benefits from a garage located en-bloc with up and over door.

ADDITIONAL INFORMATION

Property Details

Council Tax Band - C

Lease Details - 81yrs remaining
Service Charge - £ tbc
Ground Rent - £ tbc

The property is currently 50% shared ownership and will be stair cased to 100% prior to completion.
All services/appliances have not and will not be tested.
The property is being 'Sold as Seen'.

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

