



WRIGHTS



Flat 3, Tudor House, 16b St Albans Road East, HATFIELD, Hertfordshire  
AL10 0EH

Guide Price £215,000 - Leasehold

### Property Summary

\*\*\*CHAIN FREE\*\*\* Stunning One Bedroom Ground Floor Apartment set within this exceptional landmark building dating back to the 1930s of red brick construction with deep sash windows and ornate stonework. Part of an exclusive development of seven one and two bedroom luxury apartments in a fabulous conversion.

Benefitting from plenty of natural light via large double glazed sash windows the property would be an ideal first time buy or investment opportunity. The accommodation is finished to a high standard throughout with a spacious fitted kitchen, large double bedroom with ample built in wardrobes and a fully tiled bathroom.

Tudor House enjoys a convenient position just off St. Albans Road East, ideal for the commuter within a short walk of Hatfield railway station, which provides an extremely good service into London (Kings Cross) which can be reached within 24 minutes. Local shopping needs are met within the immediate vicinity and more extensive amenities in Hatfield town centre are situated within half a mile. Historic Hatfield House, with its stately home and fantastic gardens, is also within walking distance.

### Features

- CHAIN FREE
- GROUND FLOOR APARTMENT
- ONE DOUBLE BEDROOM
- VIDEO INTERCOM ENTRY SYSTEM
- ALLOCATED PARKING SPACE
- CLOSE TO TOWN CENTRE
- SHORT WALK TO TRAIN STATION
- 114 YEARS REMAINING ON THE LEASE

Room Descriptions

# ACCOMMODATION

## ENTRANCE HALLWAY

1.12m x 5.81m (3' 8" x 19' 1")

Carpet, gas radiator, video intercom, provides access to...

## LIVING ROOM

3.67m x 3.84m (12' 0" x 12' 7")

Two large UPVC Sash windows, carpet, gas radiator.

## KITCHEN

1.83m x 3.65m (6' 0" x 12' 0")

Contemporary finish with ample cupboard space, integrated items include a gas hob, electric oven, fridge freezer and washing machine. Two UPVC sash windows with tile flooring.

## BEDROOM

2.97m x 3.67m (9' 9" x 12' 0")

A spacious double bedroom with large built in wardrobes. Carpet flooring, gas radiator and two UPVC sash windows.

## BATHROOM

1.88m x 1.94m (6' 2" x 6' 4")

Tiled throughout, finished to a high standard with a side panelled bath with shower over, vanity hand wash basin and W/C.

# EXTERIOR

## PARKING

Designated parking space for one vehicle.

# ADDITIONAL INFORMATION

## Property Details

Council Tax Band - B

Length of Lease - 114 yrs remaining (125yrs from 18th January 2013)

Ground Rent - £150.00 per annum

Service Charge - £1,385.45 per annum

\*\*Major works contribution of £3,765.07 due in 2024 - to be paid by new owner

(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+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> | <b>79</b>               | <b>79</b> |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| <b>England, Scotland &amp; Wales</b>        |          | EU Directive 2002/91/EC |           |