



WRIGHTS

Flat, 38 Jasmine Gardens, Hatfield, Hertfordshire AL10 0BJ

Guide Price £125,000 - Leasehold

Property Summary

We are delighted to offer to market CHAIN FREE a top floor studio apartment offered for sale in the sought-after location of Jasmine Gardens. The property is well presented throughout and would be an ideal First Time Purchase or Investment Opportunity.

The studio apartment is located on the top floor of the block. This is accessible via the secure main entrance and stair case leading to second floor.

The property comprises living/sleeping area, kitchen, bathroom and hallway. There is a modern fitted kitchen comprising of matching base units with space for an electric oven, fridge freezer and space and plumbing for a washing machine.

The bathroom is a well-appointed three-piece suite comprising of a side panelled bath, pedestal hand wash basin and W/C.

The property further benefits from a loft space for storage and allocated parking for one car.

Features

- CHAIN FREE
- STUDIO APARTMENT
- DESIGNATED PARKING
- 61yrs REMAINING ON LEASE
- CLOSE TO GALLERIA
- CLOSE TO BUSINESS PARK
- GREAT FIRST TIME BUY OR INVESTMENT
- POTENTIAL RENTAL INCOME OF £875 pcm



Room Descriptions

ACCOMMODATION

HALLWAY

0.96m x 1.62m (3' 2" x 5' 4") Carpet flooring leading to;

LOUNGE / BEDROOM

2.71m x 4.79m (8' 11" x 15' 9") A triple aspect room benefitting from plenty of natural light, UPVC windows, carpet flooring leading to;

KITCHEN

2.37m x 2.66m (7' 9" x 8' 9") Dual aspect with ample base units providing storage/work surfaces, space for a small dining table and space and fittings for an electric oven, fridge freezer and washing machine.

BATHROOM

1.68m x 2.28m (5' 6" x 7' 6") Three piece suite comprising of a side panelled bath, pedestal hand wash basin and W/C. Vinyl flooring and part tiled walls with a large storage cupboard.

EXTERIOR

PARKING

Parking space for 1 car.

ADDITIONAL INFORMATION

Property Details

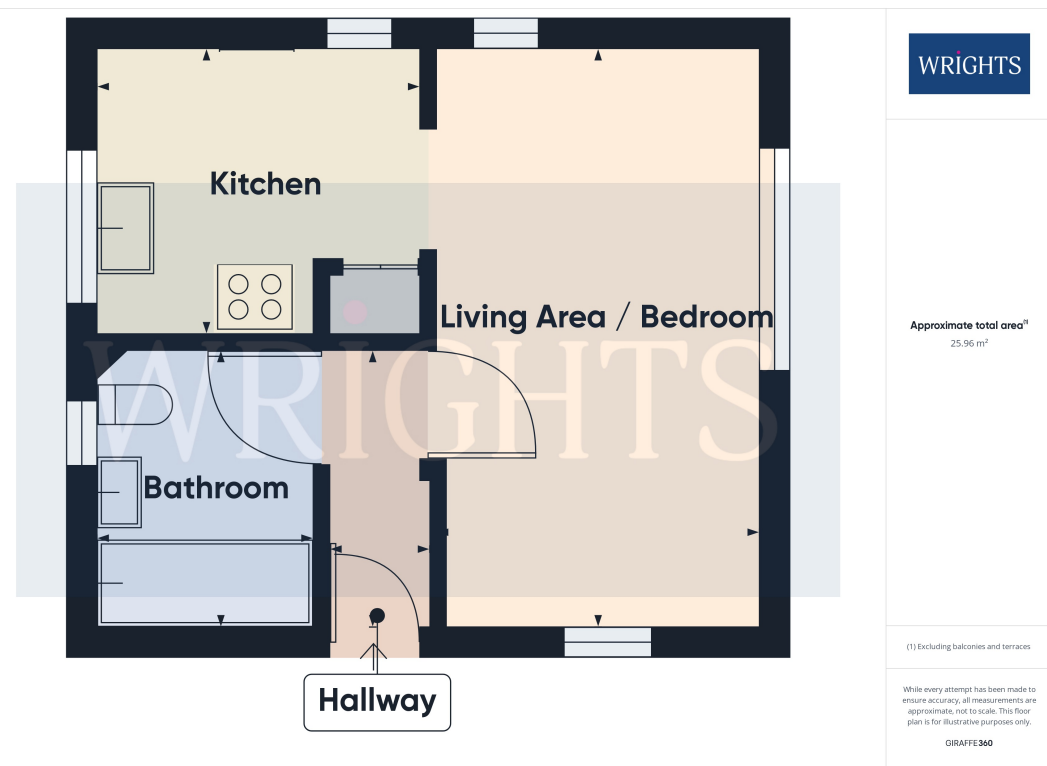
Council Tax Band - B

Length of Lease - 61yrs remaining (99yrs from 1 June 1987)

Ground Rent - £30.00 per annum

Service Charge - £807.94 per annum

(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	71	75
(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	