



36 Northdown Road, HATFIELD, Hertfordshire AL10 8SL

Guide Price £220,000 - Leasehold

### Property Summary

\*\*\* ONWARD CHAIN COMPLETE \*\*\* NEW LEASE UPON COMPLETION \*\*\* Ground floor apartment with PRIVATE GARDEN \*\*\*  
Wrights are delighted to bring to market a One Double Bedroom and second single bedroom/study ground floor apartment with Private Garden. The property would be an ideal First Time Buy or Investment Opportunity and viewing is Highly Recommended

The main entrance leads into a comfortable hallway that provides access to all of the apartment's accommodation. The lounge/diner is a comfortable space and benefits from plenty of natural light via French Doors leading out to the private garden. Off of the lounge is bedroom two/study.

The kitchen is well conformed and comprises a range of base and eye level units with ample work surfaces, inset stainless steel sink, plumbing and space for washing machine, space for freestanding gas cooker and freestanding fridge/freezer.

The main bedroom is in keeping with the generous proportions of the apartment and offers spacious accommodation. The tiled shower room is well appointed and finished to a high standard. It comprises of a spacious shower, vanity hand wash basin and w/c.

The property has a private rear garden, allowing for good outside space that can be enjoyed all year round. There is fencing to the borders and ample space for garden furniture.

### Features

- ONWARD CHAIN COMPLETE
- NEW LEASE UPON COMPLETION
- GROUND FLOOR APARTMENT
- PRIVATE GARDEN
- TWO BEDROOM APARTMENT
- SECURE ENTRY PHONE SYSTEM
- NEW COMBI BOILER 2025
- UPVC DOUBLE GLAZING
- GREAT TRANSPORT LINKS VIA A1(M), M25 & A414
- CLOSE TO LOCAL AMENITIES



## ACCOMMODATION

## EXTERIOR

## ADDITIONAL INFORMATION

