



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

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



Room Descriptions

ACCOMMODATION

HALLWAY

0.91m x 4.30m (3' 0" x 14' 1")

LIVING ROOM

3.38m x 3.89m (11' 1" x 12' 9")

KITCHEN

2.13m x 1.84m (7' 0" x 6' 0")

BEDROOM

3.30m x 3.04m (10' 10" x 10' 0")

STUDY / BEDROOM TWO

3.36m x 1.92m (11' 0" x 6' 4")

BATHROOM

0.82m x 1.47m (2' 8" x 4' 10")

EXTERIOR

PRIVATE GARDEN

PARKING

(roadside parking)

ADDITIONAL INFORMATION

Property Details

Council Tax Band - B

Lease Details - From 14 February 1983 to 13 February 2108 (83yrs remaining) Ground Rent - £10.00 per annum

Service Charge - £216.00 per annum

Vendor will extend the lease prior to completion

Section 20 Costs to be covered by Vendors as part of the sale

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









