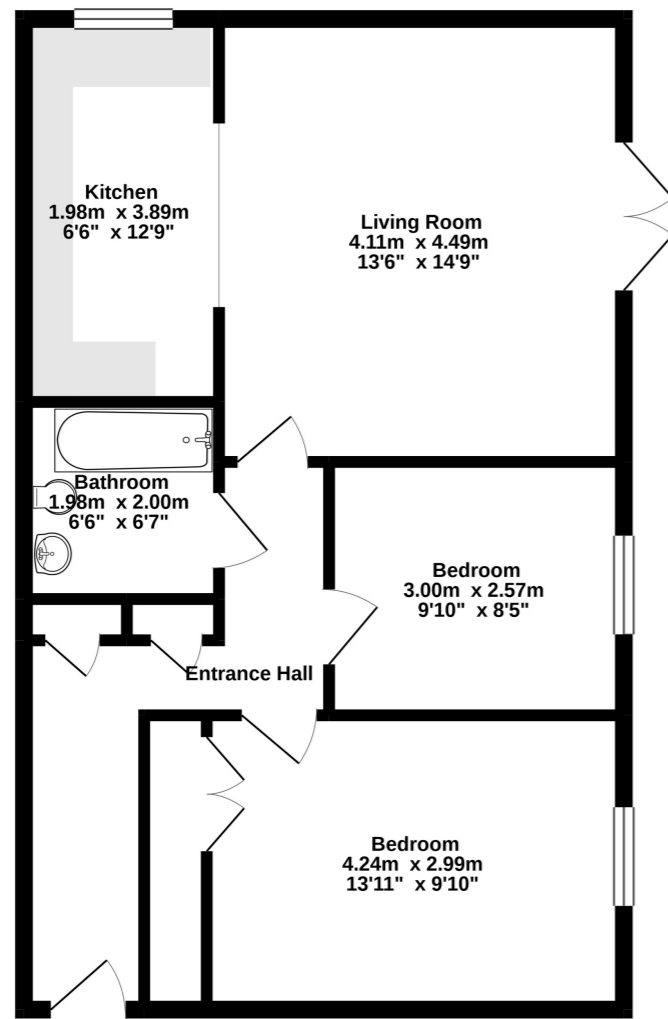


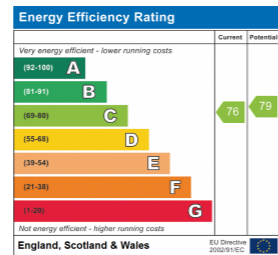
# Floor Plans

Ground Floor  
61.3 sq.m. (659 sq.ft.) approx.



TOTAL FLOOR AREA: 61.3 sq.m. (659 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



## 80, Cunningham Avenue

Hatfield,  
Hertfordshire, AL10 9JH  
£260,000

Viewing by appointment only

Country Properties | 7, The Broadway | AL9 5BG  
T: 01707 271450 | E: hatfield@country-properties.co.uk  
www.country-properties.co.uk



A modern two bedroom flat conveniently situated in Salisbury Village. With permit parking available the property comprises of lounge, kitchen with appliances, 2 bedrooms, bathroom and spacious hallway.

- Lounge with Juliette balcony
- Long lease remaining
- Bedroom 1 with built in wardrobe
- Intercom entry system
- Hatfield train station 1.9 miles away
- Nearby open green spaces
- 2 Double bedrooms
- Loft storage space
- Gas central heating and double glazing throughout

**SECOND FLOOR**

**Lounge (Reception)**

14' 9" x 13' 6" (4.50m x 4.11m) Juliette balcony. Radiator.

**Kitchen**

12' 9" x 6' 0" (3.89m x 1.83m) A range of base and eye level units with work tops and splash tiled. Integrated stainless steel sink and drainer. Integrated oven and gas hob. Window to side. Gas boiler serving hot water and central heating.

**Bedroom One**

14' 0" x 9' 10" (4.27m x 3.00m) Built in wardrobe, double glazed window to front. Radiator.

**Bedroom Two**

9' 10" x 8' 5" (3.00m x 2.57m) Double glazed window to front, radiator.

**Bathroom**

A suite of panelled bath with shower over, low level wc and wash hand basin. Splash tiled.

**Outside**

**Parking**

Allocated permit parking and visitor permit parking.

**Lease details**

Service charge £2,000 per year.  
Ground rent £250.00 per year.  
Lease circa 975 years.

**Hatfield**

Situated in a popular position in a modern development of Hatfield, offering a wealth of facilities on your doorstep. With well regarded local schools. Easy access to St. Albans and Hatfield. The Next Generation Gym and the 'Galleria' are close by and Historic Hatfield House, park and gardens are all within easy reach. There are excellent transport links with the A1(M) and, a few miles to the south the M25 which make for easy road links. Hatfield also has a main line BR station to London King's Cross and Moorgate making commuting easy. Good local schools.

THESE ARE PRELIMANRY DETAILS YET TO BE APPROVED BY THE VENDOR

