



1
Church Lane HATFIELD
AL9 5HX

Quick reference 2793532

£110,000

Spacious studio apartment in Old Hatfield.

- ★ SPACIOUS STUDIO APARTMENT
- ★ FREE ACCESS TO THE PARK OF HATFIELD HOUSE
- ★ OLD HATFIELD
- ★ GREAT ROAD LINKS
- ★ WALK TO BR STATION
- ★ PROFESSIONAL TENANTS IN SITU

Description

A purpose built studio apartment close to local shops and amenities all within walking distance to Hatfield mainline BR station to London. The property is currently rented to professional tenants with a rental yield of 6.5%.

Entrance Hall Wall mounted coat rack. Electric fuse board.

Storm Porch Storage and electricity meter cupboards. Entrance door to;

Inner Hall Space and plumbing for washing machine. Shelving. Double cupboard/wardrobe. Door to:-

Bathroom Obscure window to rear aspect. Panelled bath. Electric shower over bath. Wall mounted wash hand basin. Tiled splash back. Low level WC. Radiator. Part tiled walls.

Lounge/Bedroom 15' 2" x 14' 7" (4.62m x 4.45m) Double glazed window to front aspect. Radiator. Coving to ceiling. Door to kitchen. Opening to:-

Kitchen 9' 1" x 7' (2.77m x 2.13m) Window to rear aspect. Stainless steel single bowl sink unit. Tiled splash back. A range of Wall and base units. Roll edge work surfaces. Space for a free standing gas oven. Space for upright fridge freezer. Cupboard with shelving. Cupboard housing boiler and water tank. Radiator.

Exterior

Communal parking

Area The Property is situated in the conservation area in sought after Old Hatfield. Historic Hatfield House is within walking distance. Free access to the park is permitted to residents in this street. It is an easy walk to Hatfield BR main line station to London's Moorgate and King's Cross with its connection to St Pancras International. Hatfield has excellent amenities including the Galleria shopping centre and benefits from good transport links to the A1(M) and the M25.

PLEASE NOTE THESE PARTICULARS HAVE NOT YET BEEN APPROVED BY THE VENDORS.

FREE, INDEPENDANT AND WHOLE OF MARKET MORTGAGE ADVICE, FROM OUR TEAM OF LOCAL MORTGAGE ADVISORS AT MORTGAGE ADVICE NETWORK.

Lease 125 Years from 1987
Ground rent £10 pa
Maintenance charge £350 approx