



WRIGHTS



43 Longmead, Hatfield, Hertfordshire AL10 0AB

Guide Price £285,000 - Leasehold

Property Summary

*** CHAIN FREE *** LARGE PRIVATE GARDEN *** Wrights of Hatfield are delighted to welcome to the market this THREE BEDROOM GROUND FLOOR FLAT benefitting from Direct Access via French Doors to the Large Garden Area. The property comprises of a three bedrooms, fitted kitchen, bathroom and living room with doors leading to garden. We highly recommend an internal viewing to appreciate this spacious apartment.

The property benefits from three well proportioned bedrooms, a modern fitted kitchen with matching base and wall units, a tiled shower room, a number of cupboards throughout the property providing ample storage, gas central heating, UPVC double glazing, secure entry phone system and direct access leading out to a large garden with patio area.

Ideally located within walking distance of Hatfield Train Station in the popular Birchwood Area of Hatfield the property is close to local amenities, good schooling and is within easy access of the A1(M) and A414.

There's a huge choice of parks, fields and nature reserves within just a couple of miles. Right on your doorstep, Hatfield Park is home to 40 acres of formal and wilderness gardens, extensive parkland and woodland walks, with the stunning 400 year old Hatfield House as its centrepiece.

Features

- CHAIN FREE
- THREE BEDROOMS
- GROUND FLOOR FLAT
- DUAL ASPECT LOUNGE
- LARGE PRIVATE GARDEN
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- POPULAR BIRCHWOOD LOCATION

Room Descriptions

ACCOMMODATION

HALLWAY

via entrance door, doors leading off to:

LIVING ROOM

3.49m x 5.03m (11' 5" x 16' 6") Side aspect double glazed window, Doors to side and to private rear garden. Fitted radiator. wood effect flooring.

KITCHEN

2.52m x 3.14m (8' 3" x 10' 4") Front aspect double glazed window. Range of matching wall and base units with worktops over incorporating polycarbonate sink unit with mixer taps, fitted oven and hob, space for appliances, wood effect flooring.

BEDROOM ONE

3.49m x 5.03m (11' 5" x 16' 6") Side aspect double glazed window, fitted radiator, double glazed door to side, wood effect flooring, double glazed French doors leading to private enclosed rear garden.

BEDROOM TWO

2.43m x 2.49m (8' 0" x 8' 2") Rear aspect double glazed window, fitted radiator.

BEDROOM THREE

2.19m x 3.49m (7' 2" x 11' 5") Rear aspect double glazed window overlooking private rear garden. Fitted radiator.

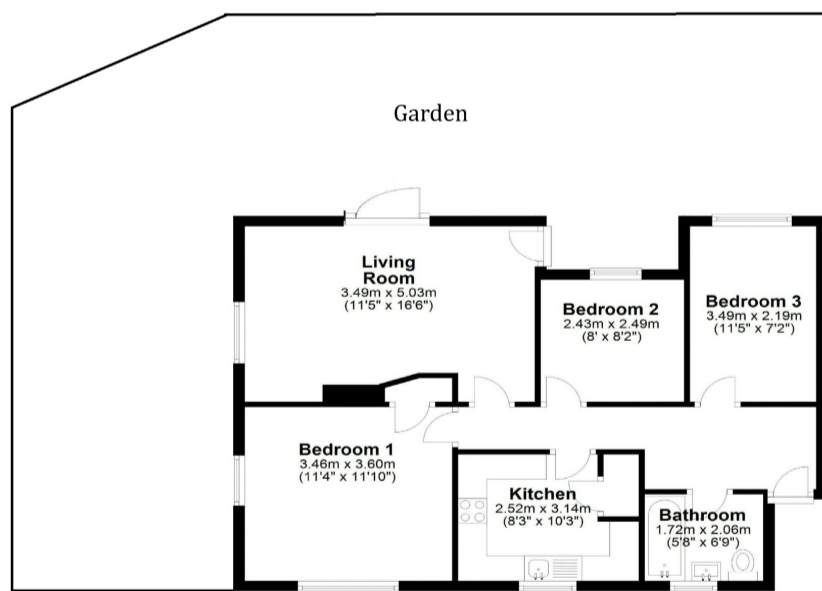
SHOWER ROOM

Fully tiled shower cubicle, wash hand basin, low flush WC.

EXTERIOR

PRIVATE GARDEN - to side and rear

Benefitting from direct access from the living room via UPVC French Doors, the garden is mainly laid to lawn with mature hedgerows to borders, there is ample space for a shed and there is a large patio area leading from the property.



Floorplan measurements are approximate and are for illustrative purposes only.

ADDITIONAL INFORMATION

Property Details

Council Tax Band - C

Lease Details - 125 years from 6 September 1982 (83 years remaining)

Service Charge - £643.49 per annum (for period 2024/25)

Ground Rent - £10.00 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	74	77
(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	