



Flat, 30 Robins Way, Hatfield, Hertfordshire AL10 9QG

Guide Price £160,000 - Leasehold



Property Summary

CHAIN FREE Wrights are pleased to bring to market a fabulous opportunity to get onto the property ladder with this One Double Bedroom First Floor Flat ideally located close to local amenities. The property is in need of modernisation throughout but would be an ideal First Time Buy or Investment Opportunity.

The property benefits from its own private entrance, hallway providing access to all accommodation, dual aspect living room with door leading out to a balcony, large double bedroom with built in wardrobes, kitchen and bathroom.

The property further benefits from an external brick built store cupboard and communal gardens.

The flat has great access to many local amenities, as well as being in an ideal location for the University of Hertfordshire. Commuters can be on the A1M within minutes, and Hatfield or Welham Green mainline stations offer quick links into London's Kings Cross/St Pancras.

Features

- CHAIN FREE
- ONE DOUBLE BEDROOM
- FIRST FLOOR FLAT
- PRIVATE ENTRANCE
- IN NEED OF MODERNISATION
- GREAT ROAD LINKS VIA A1(M), M25 & A414
- CLOSE TO LOCAL AMENITIES
- GREAT FIRST TIME BUY OR INVESTMENT

Room Descriptions

ACCOMMODATION

HALLWAY

2.48m x 2.24m (8' 2" x 7' 4")

LIVING ROOM

3.41m x 4.49m (11' 2" x 14' 9") Dual aspect with balcony.

KITCHEN

2.32m x 2.26m (7' 7" x 7' 5")

BEDROOM

3.34m x 3.34m (10' 11" x 10' 11") Dual Aspect with two built in wardrobes.

BATHROOM

1.68m x 1.99m (5' 6" x 6' 6")

EXTERIOR

COMMUNAL GARDENS

Enclosed communal gardens to rear.

EXTERNAL STORE CUPBOARD

ADDITIONAL INFORMATION

Property Details

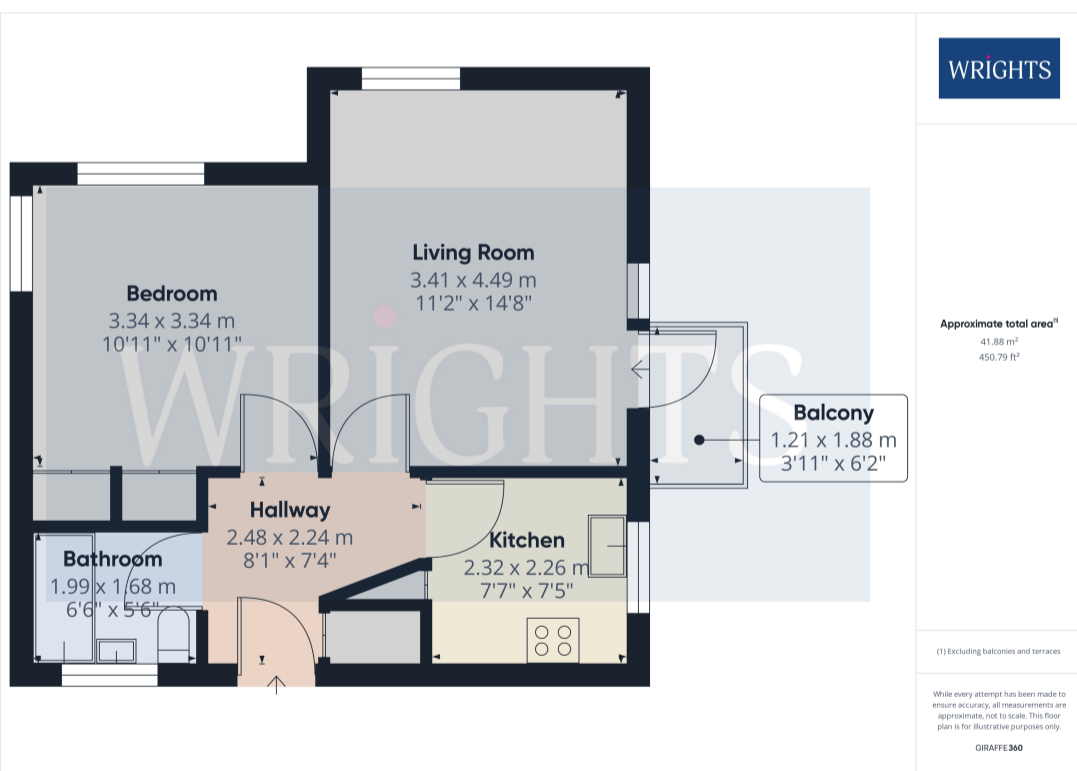
Council Tax Band - B

Length of Lease - 87 yrs remaining (125yrs from 4 August 1986)

Ground Rent - £10.00 per annum

Service Charge - £604.79 (Estimate for period 2023/24)

(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 | 69 | 76 |
| (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 | |