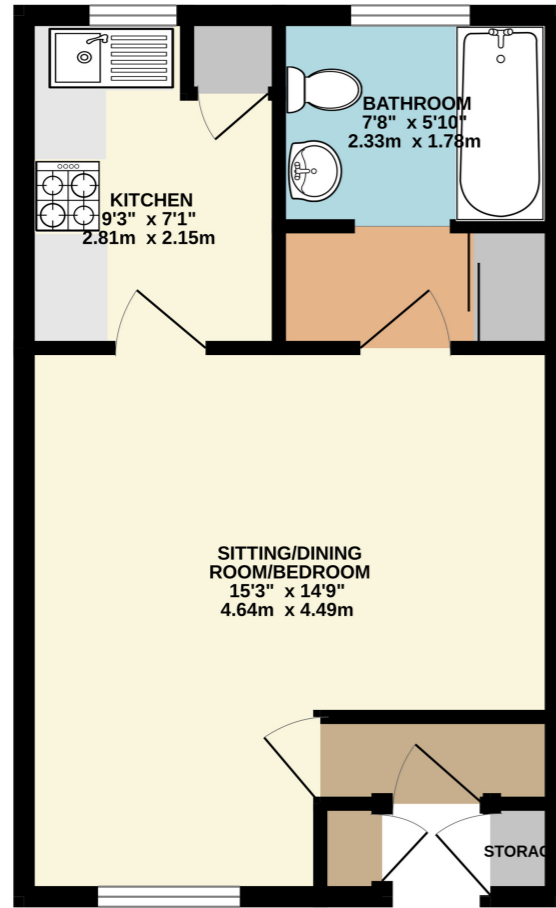


# Floor Plans

GROUND FLOOR  
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA: 352 sq.ft. (32.7 sq.m.) 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.

## 1, Church Lane

Hatfield,  
Hertfordshire, AL9 5HX  
£195,000

Viewing by appointment only

Country Properties | 7, The Broadway | AL9 5BG  
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www.country-properties.co.uk

COUNTRY PROPERTIES  
PART OF HUNTERS

COUNTRY PROPERTIES  
PART OF HUNTERS



Spacious studio apartment in Old Hatfield just a 5 minute walk to Hatfield train station. Tucked away from the road, close to Hatfield House Park and gardens.

- SPACIOUS STUDIO APARTMENT
- No onward chain
- OLD HATFIELD
- Close to Hatfield train station and A1(M).

**Description**

**Storm Porch**

Storage and electricity meter cupboards. Entrance door to;

**Entrance Hall**

Wall mounted coat rack. Electric fuse board.

**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. 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.

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

