



91 Northdown Road, Hatfield, Hertfordshire AL10 8SH

Guide Price £190,000 - Leasehold



Property Summary

Wrights are delighted to welcome to the market this recently refurbished CHAIN FREE ONE DOUBLE BEDROOM first floor apartment. The property has been refurbished throughout by the current owner and benefits from a spacious double bedroom, dual aspect lounge, fitted kitchen, shower room and a converted utility room, the property would be an ideal first time property or investment opportunity. we highly recommend an internal viewing at your earliest convenience.

The property is well located, close to local bus routes and benefits from its favourable positioning in relation to well-regarded schools, close to local amenities and good rail links. A phone entry system has been installed for secure entrance to the block.

Hatfield is a town with a real community feel and an array of shops, bars and restaurants to suit all tastes, alongside beautiful historical buildings and museums.

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
- ONE DOUBLE BEDROOM APARTMENT
- SPACIOUS DUAL ASPECT LOUNGE
- FITTED KITCHEN
- SEPARATE UTILITY ROOM
- FITTED SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZED
- CLOSE TO UNIVERSITY
- VIEWING COMES HIGHLY RECOMMENDED

Room Descriptions

ACCOMMODATION

Hallway

0.86m x 4.17m (2' 10" x 13' 8") Via hardwood entrance door, intercom phone system, built in cupboard, doors off to

Living Room

3.44m x 5.94m (11' 3" x 19' 6") Dual aspect double glazed windows providing lots of natural light, Juliet Balcony, fitted radiator.

Kitchen

1.83m x 2.12m (6' 0" x 6' 11") Matching base and wall units with tiled backsplash. Fitted items include an electric oven, gas hob and sink.

Bedroom

3.03m x 3.99m (9' 11" x 13' 1") Rear aspect double glazed window, fitted radiator.

Shower Room

1.47m x 1.78m (4' 10" x 5' 10") Front aspect double glazed frosted glass window, shower cubicle, low level WC, wash hand basin with vanity unit below, fully tiled walls and flooring, heated towel rail.

EXTERNAL

Utility Room

1.76m x 1.93m (5' 9" x 6' 4") Front aspect frosted glass window, stainless steel sink unit with cupboard below, plumbing for automatic washing machine.

ADDITIONAL INFORMATION

Property Information

Council Tax Band: B

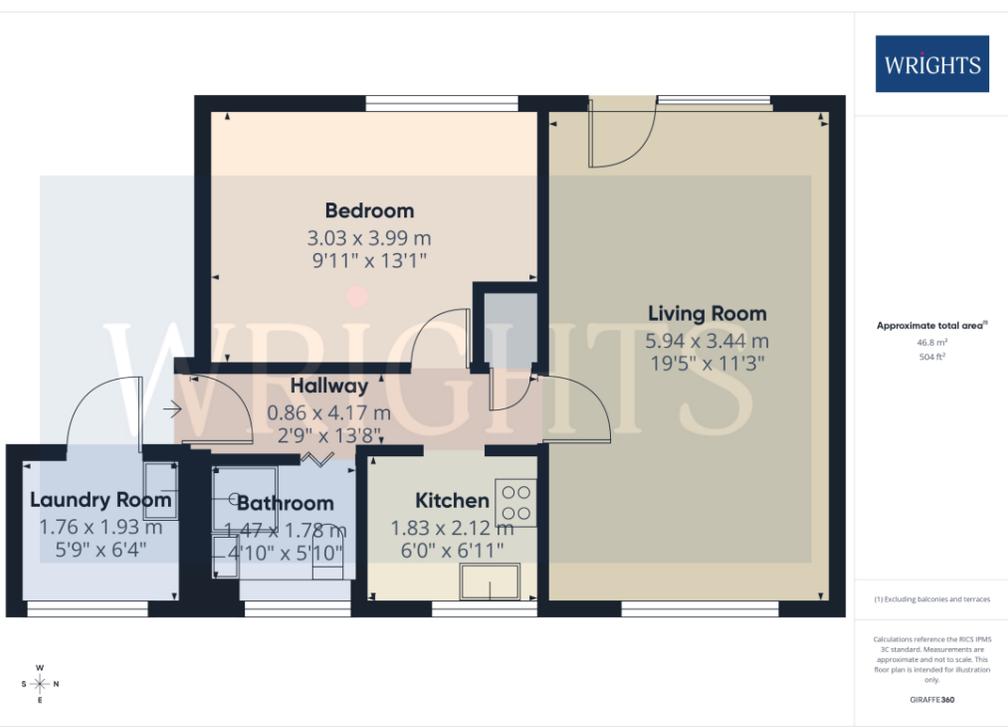
EPC Rating Band C

Length of Lease: - 82 years remaining

Ground Rent: - £10.00 per annum

Service Charge: - £40.00 per month

Please note all information has been provided to us and should be verified by your legal representative. We have not tested any apparatus, fixtures, fittings, or services. Interested parties may undertake their own investigation into the working order of these items.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	79
(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	