



8 Walsingham Close, Hatfield, Hertfordshire AL10 0RP

**Guide Price £150,000 - Leasehold**

### Property Summary

Wrights of Hatfield are delighted to offer this CHAIN FREE GROUND FLOOR STUDIO APARTMENT situated on a private development offering easy access to local amenities and access to A1(M) servicing London and the North. We highly recommend an internal viewing at your earliest convenience.

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
- STUDIO APARTMENT
- GROUND FLOOR
- SEPARATE KITCHEN
- SEPARATE BATHROOM
- DOUBLE GLAZING
- ELECTRIC HEATING
- PARKING
- CLOSE TO AMENITIES
- EASY ACCESS TO A1(M)



Lease Details: - 88 years remaining.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b> <div> EU Directive 2002/91/EC  </div>		