



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)



#### **Room Descriptions**

### **ACCOMMODATION**

# Hallway

0.90m x 1.69m (2' 11" x 5' 7") Via entrance door with laminate wood flooring, wall mounted fuse box, entry phone system. Door to:

# Lounge/Bedroom

9' 11"  $\times$  18' 0" (3.02m  $\times$  5.49m) Rear aspect double glazed window, wall mounted economy seven electric heater. Door leading to:

#### Kitchen

1.94m x 2.05m (6' 4" x 6' 9") Rear aspect double glazed window. Range of matching wall and base units with worktops over incorporating stainless steel single drainer sink unit with mixer taps over. Space for appliances, complementary tiling to splashbacks, wall mounted heater.

#### **Bathroom**

 $1.67m \times 2.05m$  (5' 6" x 6' 9") Three piece bathroom suite comprising of panel enclosed bath with electric shower over, wash hand basin with vanity unit, low level WC, extractor fan, complementary tiling to splashbacks.

### **EXTERIOR**

### **Parking**

allocated parking space.

# **ADDITIONIAL INFORMATION**

# **Agents Notes**

Council tax Band: Band A EPC Rating: Band C

Ground Rent - £300.00 per annum Service Charge - £800.00 per annum Lease Details: - 88 years remaining.





