



33 Aviation Avenue, Hatfield, Hertfordshire AL10 9UB

£215,000 - Leasehold

Property Summary

Wrights of Hatfield are delighted to offer a chance to purchase this CHAIN FREE TOP FLOOR TWO DOUBLE BEDROOM APARTMENT WITH PRIVATE BALCONY. The property benefits from modern open planned living with a fully functional fitted kitchen with integrated appliances and generous living area leading to a spacious balcony which can accommodate a table and chairs to enjoy those long summer evenings. With two double bedrooms and a family bathroom this property is ideal for first time buyers looking to get their foot on the ladder. 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
- MODERN APARTMENT
- TWO BEDROOMS
- OPEN PLANNED LIVING
- FITTED BATHROOM
- PRIVATE BALCONY
- GAS CENTRAL HEATING
- DOUBLE GLAZED
- FITTED KITCHEN
- ALLOCATED PARKING + PERMIT PARKING

Room Descriptions

ACCOMMODATION

Inner Lobby

Accessed via hardwood entrance door, fitted radiator, side aspect double glazed full length window. Door to:

Inner Hallway

Security entry phone system, fitted radiator, thermostat control, built in cupboard housing fuse box. Doors leading off to:

Living Room/Kitchen

11' 8" x 20' 1" (3.56m x 6.12m) Kitchen Area: Range of modern matching wall and base units with worktops over incorporating stainless steel single drainer sink unit with mixer taps over, integrated four ring gas hob with extractor fan over and oven below. Integrated Fridge/Freezer, space for automatic washing machine, wall mounted gas boiler. Complementary tiling to splashbacks, tiled flooring to kitchen area, fitted radiator, spotlights.

Living Area: Rear aspect double glazed window, wall mounted coal effect electric fire, fitted radiator, carpet flooring to living area, sliding patio doors to private balcony

Bedroom

11' 6" x 14' 0" (3.51m x 4.27m) Front aspect double glazed windows, fitted radiator, carpet flooring.

Bedroom

8' 5" x 12' 3" (2.57m x 3.73m) Front aspect double glazed window, fitted radiator, fitted carpet.

Bathroom

Front aspect double glazed frosted glass window. Three piece bathroom suite comprising of a panel enclosed bath with independent electric shower unit over, pedestal wash hand basin, low level WC, heated towel rail, fully tiled walls and flooring.

EXTERIOR

Allocating parking space plus visitors permit parking.

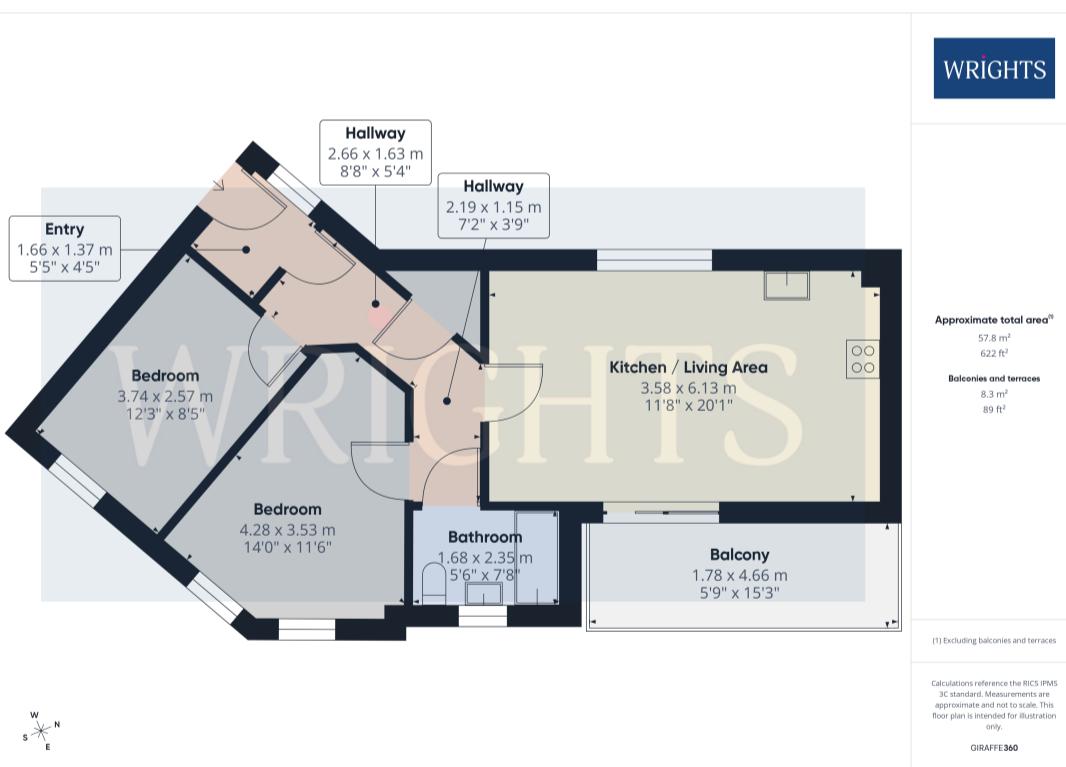
ADDITIONAL INFORMATION

Agents Notes

Council Tax Band: Band C

EPC Rating: Band C

Lease Remaining: 111 years



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