



WRIGHTS

97 Walsingham Close, Hatfield, Hertfordshire AL10 0RR

Guide Price £140,000 - Leasehold

### Property Summary

A superb opportunity to purchase CHAIN FREE a well-maintained lower ground floor studio apartment. Set within the popular Walsingham Close development, close to Hatfield Town Centre and within walking distance to Hatfield Business Park, Hatfield Railway Station and Hatfield's Galleria. The property would be a perfect first time buy or sound investment.

A well-maintained studio apartment with security phone entrance system and communal gardens, along with an allocated parking space. The property comprises hallway, living/bedroom area, kitchen and bathroom. The living area is dual aspect and a comfortable size and benefits from good natural lighting.

The kitchen is compact but well formed with a range of base and eye level units with ample work space, electric oven with electric hob over, inset sink and drainer, space and plumbing for washing machine and space for under counter fridge/freezer.

The bathroom is well appointed and comprises of a side panelled bath, pedestal hand wash basin and w/c.

### Features

- CHAIN FREE
- STUDIO APARTMENT
- LOWER GROUND FLOOR
- COMMUNAL GARDENS
- ALLOCATED PARKING & ADDITIONAL VISITOR BAYS
- ELECTRIC HEATING
- CLOSE TO BUSINESS PARK
- CLOSE TO GALLERIA
- GREAT ROAD LINKS VIA M25, A1(M) & A414
- POTENTIAL RENTAL INCOME = £800 TO £825pcm



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Room Descriptions

# ACCOMMODATION

## HALLWAY

Via entrance door, secure entry phone system with doors leading off to:

## LOUNGE/BEDROOM

2.94m x 5.38m (9' 8" x 17' 8") Dual aspect living space with storage cupboard, carpet flooring, UPVC windows and electric heater.

## KITCHEN

1.61m x 2.95m (5' 3" x 9' 8") Rear aspect UPVC window. Range of wall and base units with worktops incorporating sink unit. Space for appliances.

## BATHROOM

1.73m x 1.80m (5' 8" x 5' 11") Three piece bathroom suite comprising panel enclosed bath, hand wash basin, low flush WC.

# EXTERIOR

## PARKING

Allocated parking space and ample visitor parking bays.

## GARDEN

Communal space to the rear of the property.

# ADDITIONAL INFORMATION

## Property Details

Council Tax Band - A

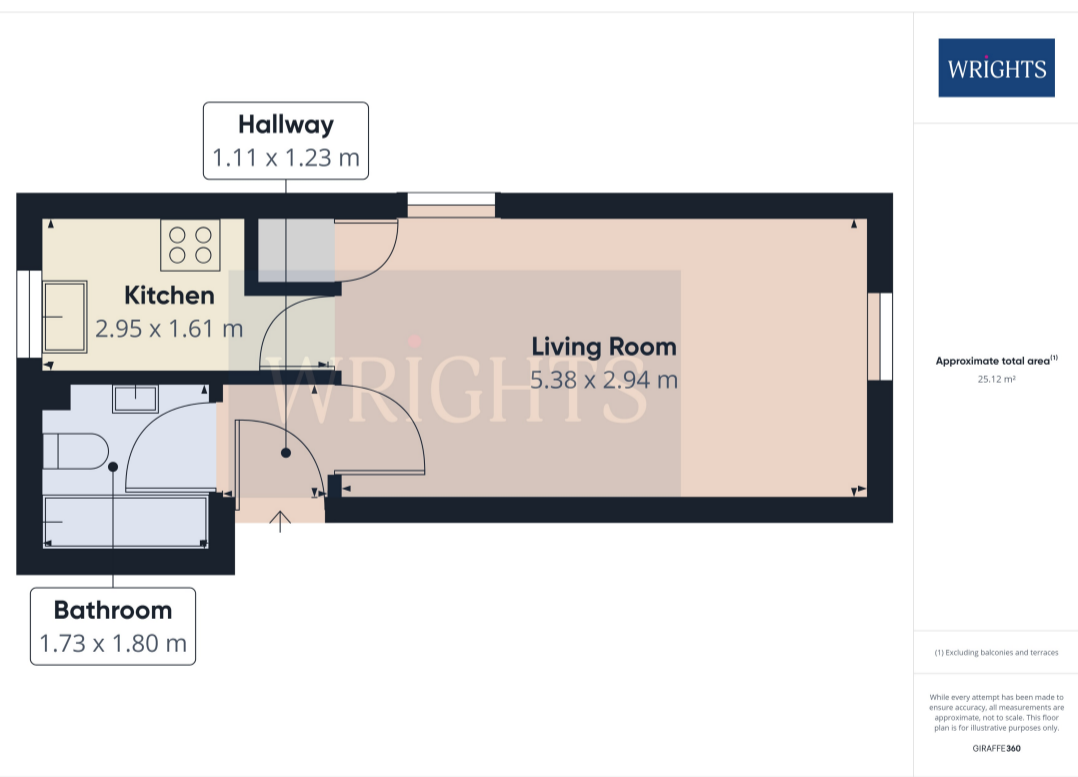
Length of Lease - 89yrs remaining (125yrs from 1 September 1988)

Ground Rent - £312.00 per annum

Service Charge - £773.72 per annum

(all information has been provided to us and should be verified by your legal representative).

**\*\*Marketing photos taken in 2023 prior to current tenants occupation\*\***



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>		<b>77</b>
(55-68)	<b>D</b>	<b>68</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>		EU Directive 2002/91/EC	