



41 Tudor Close, Hatfield, Hertfordshire AL10 9EJ

£225,000 - Leasehold

Property Summary

CHAIN FREE Wrights of Hatfield are pleased to welcome to the market this spacious TWO BEDROOM APARTMENT within close proximity to Hatfield University, The Galleria and offers easy access to the A1(M) servicing London and the North. The property benefits include Walk-in wardrobes to the master bedroom, built in wardrobes to the second bedroom, fitted kitchen and bathroom with outdoor space and allocated parking. We highly recommend an internal viewing at your earliest convenience.

Tudor Close is situated on the outskirts of Hatfield close to the University and allows easy access to the Town centre and motorways. Hatfield has an array of shops and restaurants to cater for all tastes.

Features

- FIRST FLOOR APARTMENT
- CHAIN FREE
- TWO BEDROOMS
- FITTED KITCHEN
- FITTED BATHROOM
- DOUBLE GLAZING
- WALK IN WARDROBE TO MASTER BEDROOM
- COMMUNAL GARDENS
- ALLOCATED PARKING
- CUL DE SAC LOCATION

Room Descriptions

ACCOMMODATION

Communal Hallway

via secure entrance door with security entry phone system, with stairs leading to first floor landing.

Hallway

Via hardwood entrance door, storage heater with decorative cover, storage cupboard, doors leading of to:

Lounge/Diner

10' 3" x 18' 1" (3.12m x 5.51m) Rear aspect double glazed window overlooking communal gardens, part laminate wood flooring to dining area, dado rail, glazed door to:

Kitchen

7' 6" x 8' 1" (2.29m x 2.46m) Rear aspect double glazed window overlooking communal gardens. Range of modern matching wall and base units with worktops over incorporating stainless steel single drainer sink unit with mixer taps. Fitted electric hob and oven below complimented by stainless steel extractor fan canopy. Space for appliances. Complementary tiling to splashbacks.

Bedroom One

8' 5" x 11' 0" (2.57m x 3.35m) Front aspect double glazed window, recessed walk in wardrobe with sliding mirror fronted doors and ample shelving.

Bedroom Two

5' 8" x 10' 11" (1.73m x 3.33m) Front aspect double glazed window, built in wardrobe

Bathroom

Side aspect double glazed opaque window. Three piece bathroom suite comprising panel enclosed bath with independent shower unit over. Low flush WC, wash hand basin with vanity unit below, complementary tiling to splashbacks. Airing cupboard housing insulated copper cylinder with water tank over.

EXTERIOR

Communal gardens leading to allocated parking space

ADDITIONAL INFORMATION

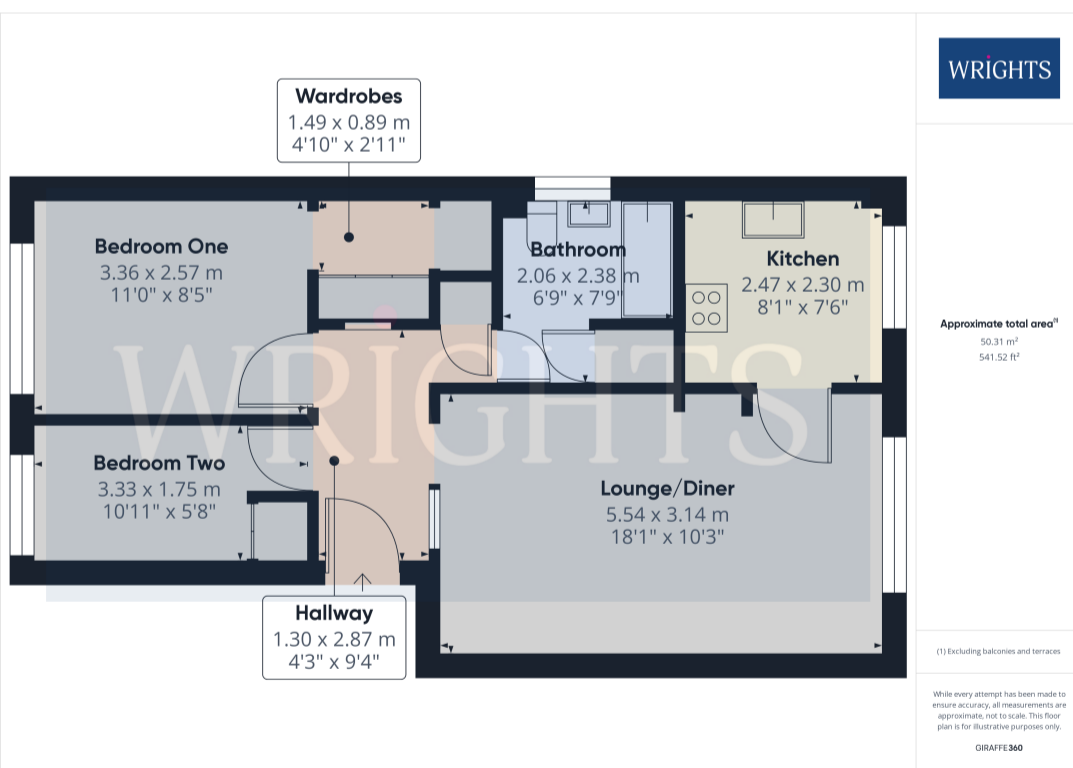
Agents Notes

We are awaiting confirmation of the following but have been informed by the sellers

Lease: 88 years remaining

Ground Rent: Peppercorn

Service Charge: £1500 per annum



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	82
(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	