

£210,000 Leasehold

Wenham Place, Hatfield, Hertfordshire AL10 0DD



- Ground Floor
- Kitchen Separate from Reception Room
- Communal Rear Garden
- Close to Town Centre
- Approx. 493 Sqft Gross Internal Area
- Double Glazing and Gas Central Heating
- Parking Space
- Railway Station Within Easy Reach

## GENERAL DESCRIPTION

This smartly-presented, ground-floor flat has a reception/dining room and a spacious, separate kitchen. The bedroom is a comfortable size, the bathroom is naturally lit and a pair of storage/utility cupboards have been provided in the entrance hallway. Well insulated walls, double glazing and gas central heating make for a good energy-efficiency rating. The flat comes with an allocated parking space and use of the communal rear garden. Hatfield town centre is just minutes away and the railway station is also within easy reach.

**Tenure:** Leasehold (125 years from 26/11/2025).

**Service Charge:** £136.92 per month (subject to annual review).

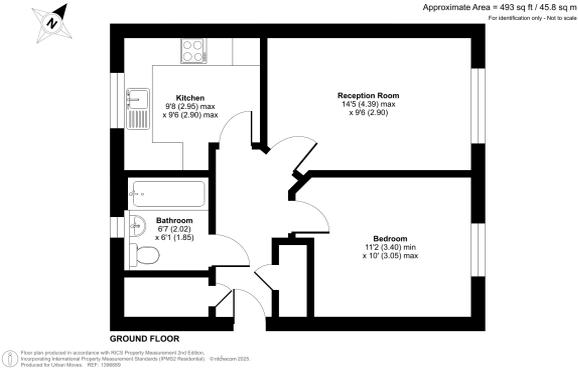
**Council Tax:** Band B, Welwyn Hatfield Borough Council.

**Please Note:** This property is currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the full leasehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets may be permitted but only with prior consent from Clarion (which, unfortunately, can only be obtained once you are the property owner).

## DIMENSIONS

Wenham Place, Hatfield, AL10  
Approximate Area = 493 sq ft / 45.8 sq m  
For information only - not to scale



### GROUND FLOOR

#### Entrance Hall

#### Reception Room

14' 5" x 9' 6" (4.39m x 2.90m)

#### Kitchen

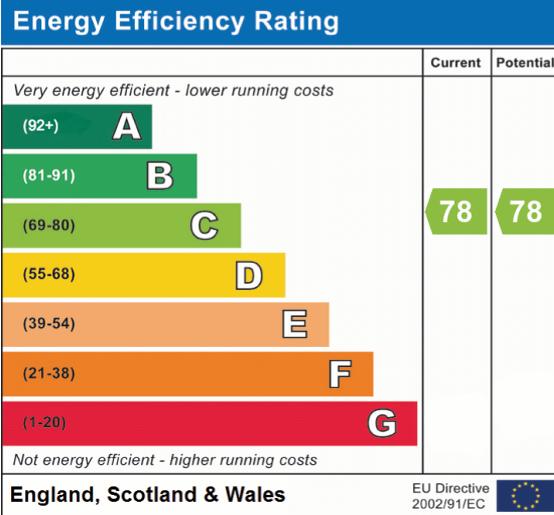
9' 8" max. x 9' 6" max. (2.95m x 2.90m)

#### Bedroom

11' 2" min. x 10' 0" max. (3.40m x 3.05m)

#### Bathroom

6' 7" x 6' 1" max. (2.01m x 1.85m)



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.