



Flat, 30 Woodpecker Close, Hatfield, Hertfordshire AL10 9ET

Guide Price £220,000 - Leasehold

Property Summary

CHAIN FREE First Floor Maisonette offered to market with Large Double Bedroom, Designated Parking, Modern Fitted Kitchen & Stylish Tiled Bathroom. This property would be an ideal First Time Purchase or Investment and benefits from a long lease with 155 Years remaining and NO GROUND RENT.

The accommodation is accessed via its own front door with stairs leading up to the first floor. The hallway has a large storage cupboard and leads to all areas of the property. The living room has a bay window providing plenty of natural light, laminate flooring and gas radiator and leads on to the modern fitted kitchen which comprises of matching base and wall units. Fitted items include an electric oven and gas hob while there is space and plumbing for a washing machine and fridge freezer.

The bedroom is a larger than average double bedroom with additional built in cupboard, it has a double glazed window to the front aspect, carpet flooring and gas radiator while the bathroom is finished to a high standard with side panelled bath with shower over, vanity hand wash basin and W/C.

Externally there is designated parking for one vehicle and additional visitor bays.

Viewing comes Highly Recommended.

Features

- CHAIN FREE
- FIRST FLOOR MAISONETTE
- ONE DOUBLE BEDROOM
- PRIVATE ALLOCATED PARKING
- CUL-DE-SAC LOCATION
- FITTED KITCHEN & BATHROOM
- GAS CENTRAL HEATING
- EASY ACCESS TO A1(M)
- 155yrs REMAINING ON LEASE
- NO GROUND RENT

Room Descriptions

ACCOMMODATION

HALLWAY

0.89m x 3.97m (2' 11" x 13' 0") Accessed via the front door with stairs leading up to the hallway, carpet flooring, large storage cupboard and provides access to;

LIVING ROOM

3.43m x 3.96m (11' 3" x 13' 0") Well proportioned living space finished with laminate flooring, gas radiator and a large double glazed bay window to the rear aspect.

KITCHEN

2.28m x 2.82m (7' 6" x 9' 3") Finished to a high standard with matching base and wall units providing ample work surface and storage space. Fitted items include an electric oven with gas hob while there is space and plumbing for a washing machine and fridge freezer.

BEDROOM

2.80m x 4.88m (9' 2" x 16' 0") Large double bedroom with built in wardrobe providing ample storage, carpet flooring, gas radiator and double glazed window to the front aspect.

BATHROOM

1.73m x 2.06m (5' 8" x 6' 9") Tiled throughout is this stylish three piece bathroom suite comprising of a side panelled bath with shower over and a vanity hand wash basin and W/C.

EXTERIOR

PARKING

Designated parking space for one vehicle.

COMMUNAL GARDENS

Located to the rear of the property.

ADDITIONAL INFORMATION

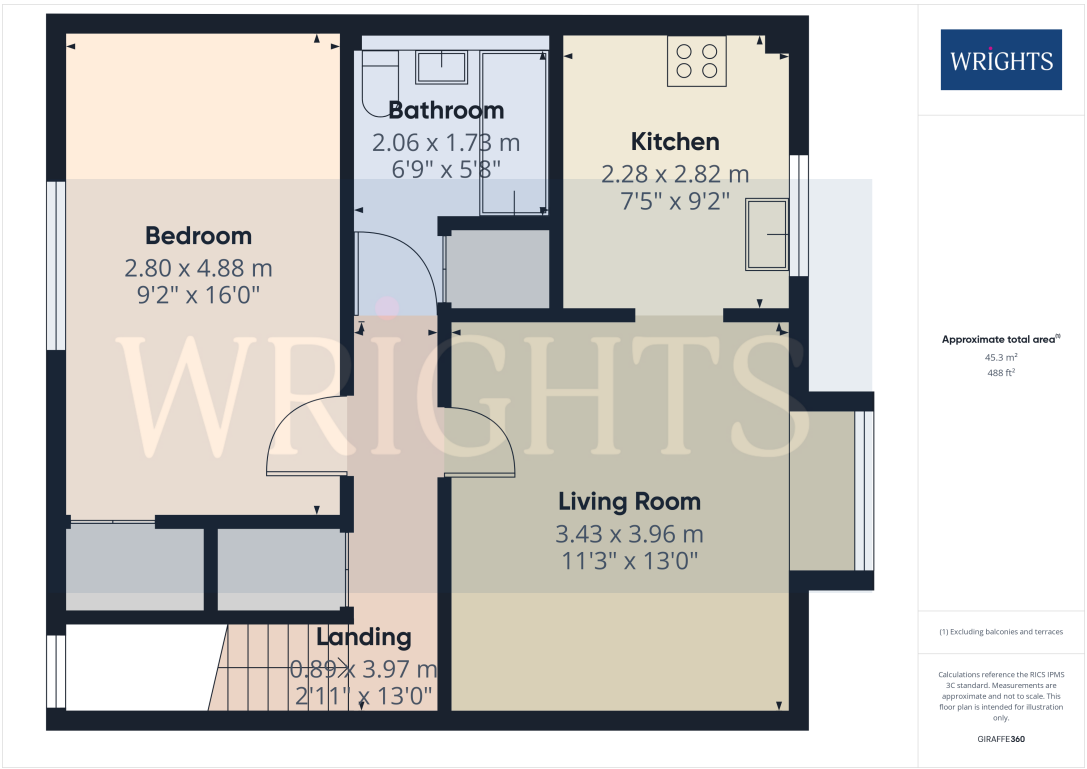
Property Details

Council Tax Band - C

Lease Details - 155yrs remaining
Service Charge - £804.00 per annum
Ground Rent - £0.00 per annum

Gas Safety Certificate - Valid until 18/02/2026
EICR Certificate (Electrical Safety Certificate) - Valid until 12/02/2027

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	76
(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