

REDUCED

Offers in Excess of £175,000 Leasehold



Flat 7 Broomfield Court, The Common, Hatfield, Hertfordshire. AL10 0NA

- One Bedroom Apartment
- CHAIN FREE
- First floor
- Fitted Kitchen
- Fitted Bathroom
- Lounge
- Gas Heating
- Double Glazing
- Close to Amenities
- Residential Parking

WRIGHTS

Wrights of Hatfield
9, Market Place, Hatfield, AL10 0LJ

01707 272727
saleshatfield@wrightsof.com



PROPERTY DESCRIPTION

Wrights of Hatfield are pleased to welcome to the market this CHAIN FREE first floor one bedroom apartment close to Hatfield town centre with all amenities close by. The property benefits from double glazed tilt and turn windows, gas heating, Kitchen, Bathroom, and Lounge. The property is offered CHAIN FREE and we highly recommend an internal viewing at your earliest convenience.

Situated in a popular and sought after location of Hatfield close to the University also offering a wealth of facilities on your doorstep. With well regarded local schools nearby including Bishop's Hatfield Girl's school boasting an "outstanding" inspection rating. Easy access to St. Albans and Hatfield. The Next Generation Gym and the 'Galleria' are close by and Historic Hatfield House, park and gardens are all within easy reach. There are excellent transport links with the A1(M) and, a few miles to the south the M25 which make for easy road links to the likes of the M1. Hatfield also has a main line BR station to London King's Cross and Moorgate making commuting easy.



ROOM DESCRIPTIONS

Hallway

Via hardwood entrance door, exposed wood flooring, fitted radiator, security entry phone system, doors leading off to:

Lounge

3.23m x 4.77m (10' 7" x 15' 8") Dual aspect double glaze tilt and turn windows, fitted radiators, telephone and television points.

Kitchen

1.97m x 3.24m (6' 6" x 10' 8") Side aspect double glazed tilt and turn window. Range of matching wall and base units with worktops over, stainless steel single drainer sink unit. Space for further appliances, wall mounted gas boiler, built in cupboard housing Gas meter, complementary tiling to splashbacks.

Bedroom

2.90m x 3.68m (9' 6" x 12' 1") Side aspect double glazed tilt and turn window, fitted radiator, built in wardrobes with additional storage cupboard.

Bathroom

Side aspect double glazed obscure window. Three piece bathroom suite comprising panel enclosed bath with independent shower unit over, low flush WC, wash hand basin, fitted radiator, complementary tiling to splashbacks.

EXTERNAL

To the rear of the apartment there are residential parking spaces strictly on a first come first serve basis..

LEASE DETAILS

Ground Rent: £10 per annum

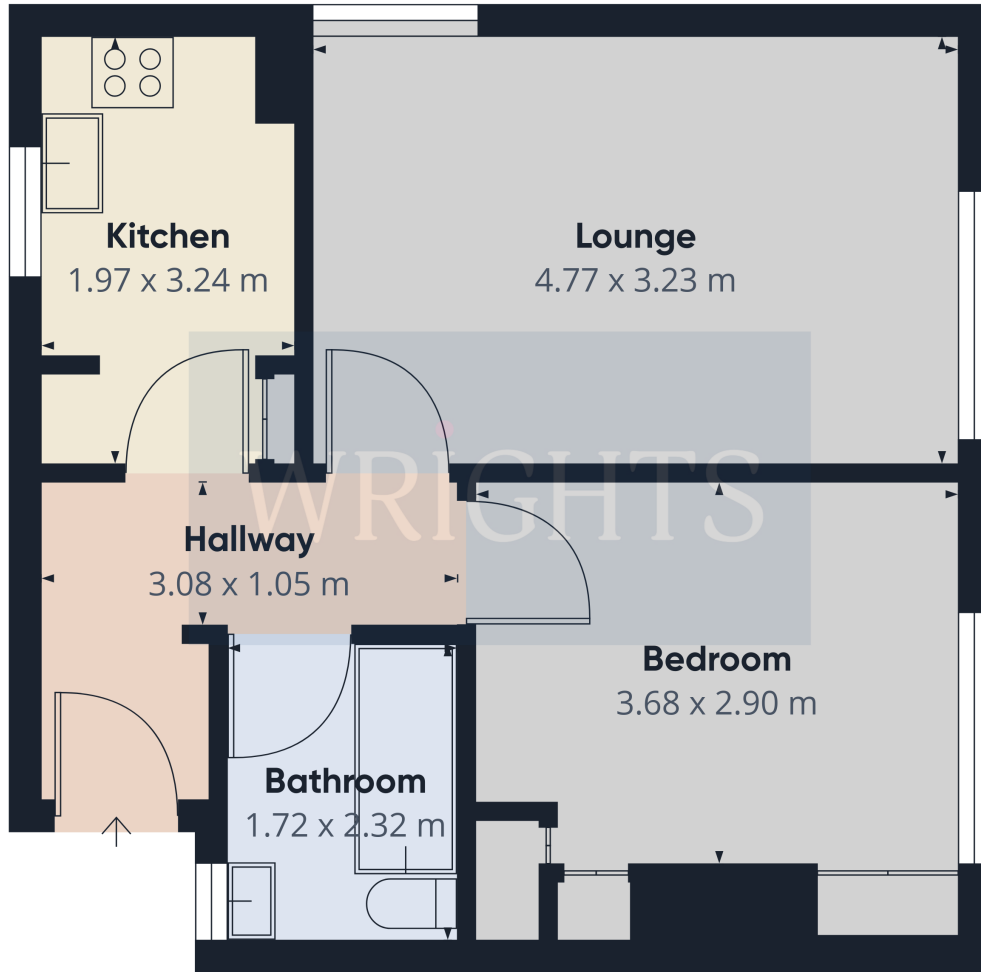
Service Charge £304 per annum

Remaining Lease: 89 years

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



FLOORPLAN & EPC



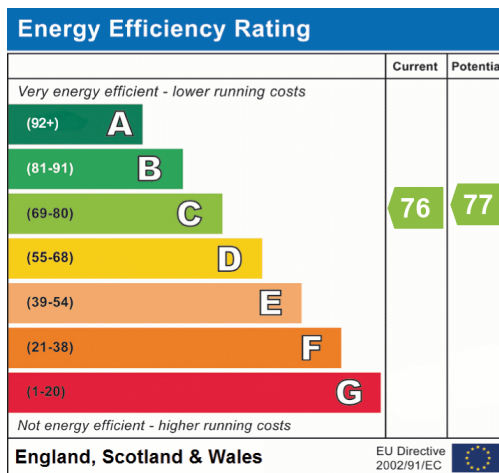
WRIGHTS

Approximate total area⁽¹⁾
42.73 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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