





Property Description

A well-presented three bedroom top floor flat in Hatfield. Comprising of a spacious hallway with access to the loft and a large storage cupboard leading to an open plan kitchen/diner/lounge, three double bedrooms and a bathroom. The property benefits from underground allocated parking for one car.

The property is located in the Salisbury village area of Hatfield which is within walking distance to the University of Hertfordshire, David Lloyd's leisure centre and the Galleria shopping centre which has an array of shops, restaurants and a cinema. It is also close by to Hatfield train station giving direct access into Kings Cross.

Entrance Hall

Access to the loft, large storage cupboard, radiator and carpet.

Kitchen/Diner

8' 1" x 11' 7" (2.46m x 3.53m)

Double glazed window to the side, sink and drainer, built in washing machine and fridge freezer, gas oven and hob, cooker hood, boiler, laminate flooring and radiator, open to the lounge.

Lounge

7' 2" x 7' 6" (2.18m x 2.29m)

Double glazed window to the side and front. radiator and carpet, open to the kitchen/Diner.

Bedroom One

11' 6" plus wardrobe x 9' 6" (3.51m plus wardrobe x 2.90m)

Double glazed window to the side, built in wardrobes, radiator and carpet.

Bedroom Two

8' 4" max x 14' 8" max (2.54m max x 4.47m max)

Double glazed window to the front, radiator and carpet.

Bedroom Three

7' 5" x 9' 5" (2.26m x 2.87m)

Double glazed window to the front, radiator and carpet.

Bathroom

Fully tiled, wc, wash hand basin and bath with shower over, heated towel rail and extractor fan.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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EPC Rating: C

view this property online [connells.co.uk/Property/MWK304864](https://www.connells.co.uk/Property/MWK304864)

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Tenure: Leasehold

