

Connells

Endymion Mews
Hatfield

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Hatfield AL10 0EW

for sale guide price
£240,000







Property Description

** GUIDE PRICE £240,000-£260,000**

Boasting an exceptional lease of over 900 years and ideally located within walking distance of Hatfield Train Station, this spacious two bedroom top floor apartment offers an excellent opportunity for first-time buyers, commuters and investors alike.

The accommodation is bright and well presented throughout, comprising an entrance hall with useful storage, a generous living room, a semi open plan kitchen, a principal bedroom with fitted wardrobes, a second double bedroom and a modern family bathroom.

A key highlight is the remarkably long lease, providing long-term security and peace of mind rarely found in leasehold properties. Additional benefits include loft access, a recently replaced water heater, two allocated parking spaces and access to well-maintained communal gardens. Attractive open and green views further enhance the sense of space and tranquillity.

Conveniently positioned for commuters, Hatfield Train Station is just a short walk away, offering direct links into London and beyond. The property is also within easy reach of Hatfield House, surrounding parkland, Old Hatfield and Hatfield Town Centre, where a variety of shops, cafés and everyday amenities can be found.

Offered to the market chain free, this is a fantastic opportunity to acquire a well-located apartment with excellent transport connections, generous accommodation and the rare advantage of a lease exceeding 900 years.

Kitchen

10' 4" x 6' 2" (3.15m x 1.88m)

Living/Dining Room

14' 8" x 10' 3" (4.47m x 3.12m)

Bedroom 1

13' 1" x 7' 10" (3.99m x 2.39m)

Bathroom

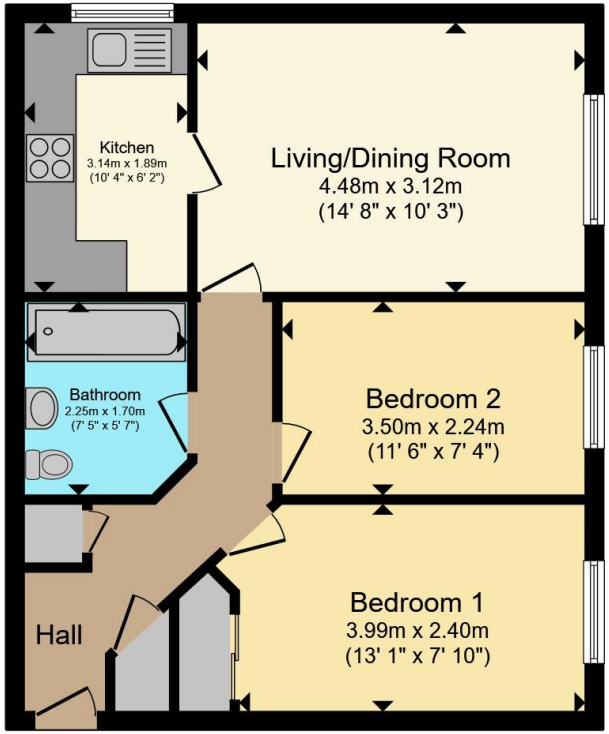
7' 5" x 5' 7" max (2.26m x 1.70m max)





Buyers Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Total floor area 51.5 m² (554 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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38 Wigmores North
WELWYN GARDEN CITY AL8 6PH

EPC Rating: C

Council Tax Band: C

Service Charge: 2200.00

Ground Rent: 202.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WWY307874

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1995. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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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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