

Connells

Cunningham Avenue
Hatfield

Cunningham Avenue
Hatfield AL10 9JH

for sale
£250,000







Property Description

A beautifully presented two double bedroom upper-floor apartment offering spacious living with the added benefit of an exceptionally long 977-year lease. Ideally positioned in a highly convenient location, the property is perfect for first-time buyers, professionals, investors, and those connected to the University of Hertfordshire.

The accommodation comprises a bright and spacious open-plan kitchen/lounge, enhanced by a Juliet balcony that allows plenty of natural light to flow throughout the living space. Both bedrooms are generous doubles, while the contemporary bathroom is well-appointed and complemented by ample storage solutions, including useful loft access.

Externally, residents benefit from allocated parking as well as additional visitor parking, providing convenience for both homeowners and guests.

The property enjoys an excellent location, situated just 0.2 miles from Howe Dell School, 0.4 miles from the University of Hertfordshire, 0.8 miles from The Galleria shopping and leisure complex, and only 1.9 miles from Hatfield Train Station, offering direct links into London. As well as easy access to playgrounds and local amenities.

Combining well-proportioned accommodation, practical storage, excellent transport connections and a desirable long lease, this fantastic apartment presents an outstanding opportunity in a sought-after Hatfield location.

Agents 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."







Ground Floor





Total floor area 63.7 m² (685 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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5 Wycombe Place The Quadrant Marshalswick
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EPC Rating: C

Council Tax Band: C

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/MWK306460

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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