

82, Walsingham Close

Hatfield,
Hertfordshire, AL10 0RR
£130,000

country properties

CHAIN FREE WITH IMMEDIATE VACANT POSSESSION. A bright and well-presented first-floor one-bedroom apartment enjoying pleasant views across the attractive communal gardens. Ideally positioned for The Galleria, Hatfield Business Park, the University of Hertfordshire and Hatfield town centre, the property offers an excellent opportunity for first-time buyers, commuters and investors.

The apartment is approached through a secure communal entrance with an entry-phone system. Internally, the welcoming entrance hall provides useful built-in storage and leads into a spacious living room featuring distinctive circular windows and plenty of natural light.

The living space opens into a fitted kitchen offering a range of wall and base units, complementary work surfaces, an integrated electric oven and hob with an extractor above, together with space for a fridge/freezer and plumbing for a washing machine. The generous double bedroom benefits from two double-glazed windows overlooking the communal gardens, while the bathroom is fitted with a three-piece suite comprising a panel-enclosed bath with shower over, wash hand basin and WC.

Further benefits include double glazing, electric heating, an excellent EPC B rating, an allocated parking space, additional visitor parking and access to well-maintained communal gardens. Walsingham Close is conveniently located close to The Galleria Shopping Centre, Hatfield Business Park, the University of Hertfordshire and Hatfield town centre. Hatfield mainline station provides direct services into London King's Cross, while the A1(M), M25 and surrounding road networks are also easily accessible.

Leasehold information: Approximately 87 years remaining on the lease. The current annual service charge is approximately £1,478.94 and the current ground rent is approximately £455.58 per annum. The ground-rent review terms and all leasehold information should be verified by the buyer's solicitor before exchange of contracts.

- Chain free with immediate vacant possession
- Ideal first-time purchase or buy-to-let investment
- Fitted kitchen with integrated oven, hob and extractor hood
- Electric heating
- Secure entry phone system
- Allocated parking space plus visitor parking
- Attractive communal gardens
- Excellent location close to The Galleria, Hatfield Business Park and Hatfield town centre
- 87 Years Remaining on Lease
- First Floor Flat







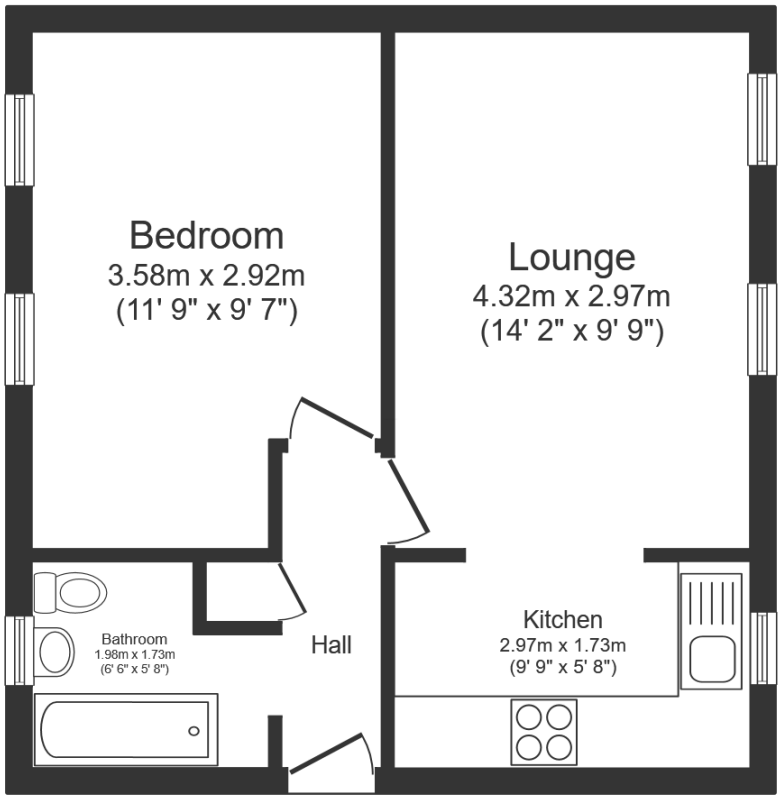




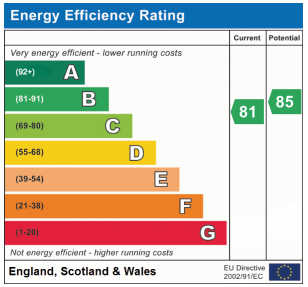




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Floor Plan



Total floor area: 36.8 sq.m. (396 sq.ft.)

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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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