



Walsingham Close

Hatfield,
Hertfordshire, AL10 0RR
£144,500

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properties

Offered for sale chain free, this well-presented FIRST FLOOR one bedroom apartment is situated within this popular modern development, enjoying pleasant views over the attractive communal gardens whilst being conveniently located within easy reach of The Galleria Shopping Centre, Hatfield Business Park and Hatfield town centre.

Accessed via a secure entry phone system, the accommodation comprises a welcoming entrance hall with a useful airing cupboard, leading to a bright and spacious living room with a semi open-plan kitchen, creating a practical and sociable living space. The fitted kitchen offers a range of wall and base units with complementary work surfaces, an inset stainless steel sink, integrated electric hob with oven below and extractor hood 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 modern three-piece suite comprising a panel enclosed bath with shower over, pedestal wash hand basin and low-level WC.

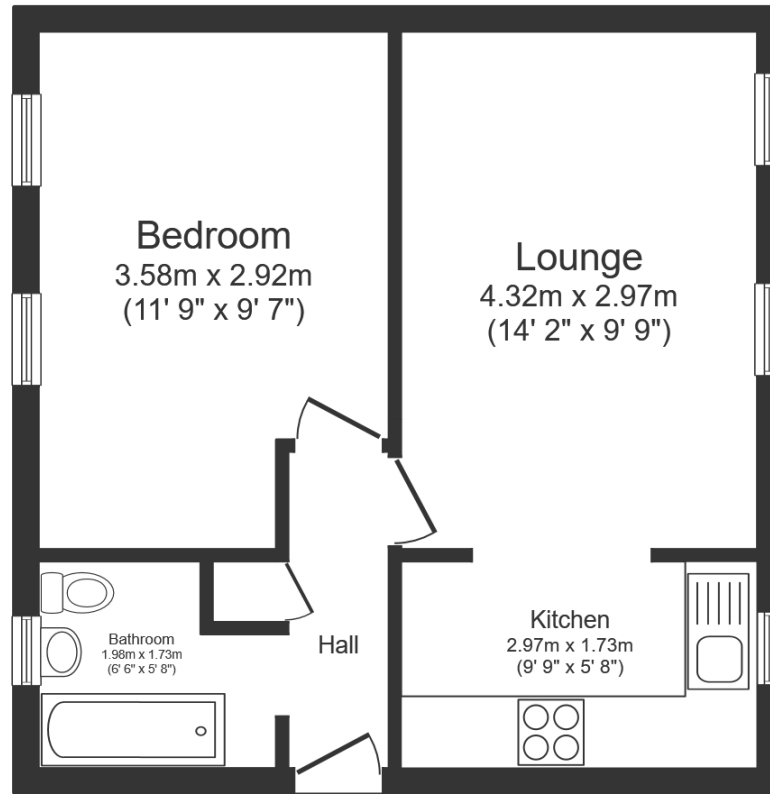
Further benefits include double glazing, electric heating, well-maintained communal gardens, an allocated parking space and additional visitor parking. The property is ideally positioned adjacent to The Galleria Shopping Centre and is within easy reach of Hatfield town centre, Hatfield Business Park and the University of Hertfordshire. Excellent transport links include Hatfield mainline station, offering direct services into London King's Cross, together with convenient access to the A1(M) and M25, making this an ideal purchase for first-time buyers, commuters and investors alike.

- 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





82 Walsingham Close, Hatfield, AL10 0RR



Floor Plan

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

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	81	85
EU Directive 2002/91/EC		

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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