Wenham Place, Hatfield AL10 0DD

william h brown

welcome to

Wenham Place, Hatfield

Perfect for first-time buyers and investors alike, this well-presented one-bedroom first-floor apartment is situated in the popular Birchwood area of Hatfield, ideally placed for local amenities and excellent transport connections. The accommodation features a spacious lounge/dining room, fully fitted kitchen, comfortable double bedroom and bathroom. The property also benefits from gas central heating, double glazing, allocated parking and a communal garden. With easy access to the A414 and A1(M), together with mainline rail links into London, the property is well positioned for commuters. Local primary and secondary schools are also within easy reach. 125-year lease from 30 November 2022.

Lounge/ Kitchen/ Dining Room
24' 4" x 9' 3" (7.42m x 2.82m)
Dual aspect double glazed windows, laminate wood flooring, radiator, electric oven, gas hob, sink, extractor fan.

Bedroom
12' 7" x 10' 2" (3.84m x 3.10m)
Double glazed window, laminate wood flooring, radiator.

Bathroom
Tiled flooring, W/C, wash hand basin, heated towel rail, bath with shower over.

Total floor area 45.4 m² (488 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.focalagent.com

check out more properties at williamhbrown.co.uk

welcome to

Wenham Place, Hatfield

- One Bedroom Apartment
- First Floor
- Allocated Parking
- Communal Garden
- 125-year lease from 30 Nov 2022

Tenure: Leasehold EPC Rating: B
Council Tax Band: B Service Charge: 1535.32
Ground Rent: 0.00

Offers In Excess Of

£200,000

Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk

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

Property Ref:
WGN110001 - 0003

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown

01707 324361

WelwynGardenCity@williamhbrown.co.uk

53 Wigmores North, WELWYN GARDEN CITY, Hertfordshire, AL8 6PG

williamhbrown.co.uk