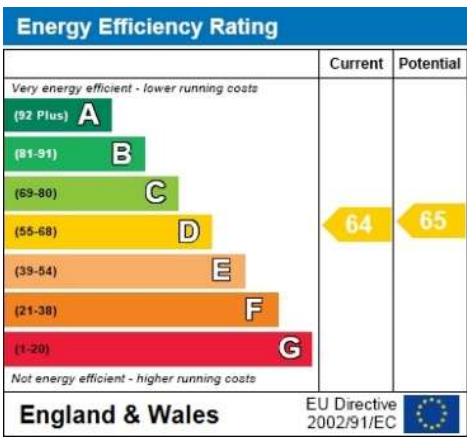
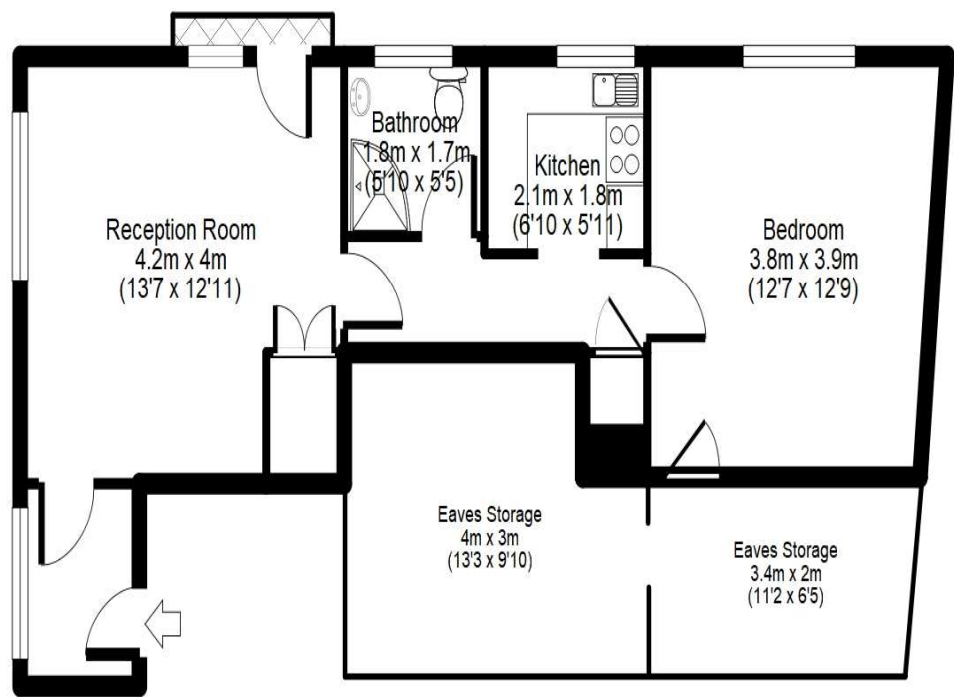


Northdown Road, Hatfield, AL10

APPROX GROSS INTERNAL FLOOR AREA: 486 sq. ft / 45 sq. m not incl Eaves Storage



For identification purposes only
Measurements are approx and not to scale

THE CONSUMER PROTECTION REGULATIONS 2008 % THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight of the Title documents.
Referenced to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore, solicitors should confirm that items described in the sales particular are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.
Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchasers should check the accuracy of the measurements themselves.

Northdown Road, Hatfield Leasehold
Price £170,000



178 YEAR LEASE. Second (top) floor flat is situated close to the shops at Highview (currently undergoing redevelopment) and The Hatfield Leisure Centre.

- Double Bedroom Second (Top) Floor Flat
- Chain Free Transaction
- 178 Year Lease
- Entry Phone System
- Dual Aspect Living Room (with Juliet Balcony)
- Refitted Shower Room
- Large Loft Room





Communal Entrance Hall

Via entry phone system. Stairs rising to second floor. Front door to:

Entrance Hall

Single radiator. double glazed window to side. Entry phone. Door to:

Living Room

Two double radiators. High level double storage cupboard. Dual aspect with double glazed window to side and picture to front with a double glazed door and Juliet balcony with metal railing. Panelled effect door to:

Inner Hallway

Double radiator. Storage cupboard. Panelled effect doors to:

Kitchen

Comprising a range of wall and base units with work surfaces over and inset single bowl single drainer stainless steel sink unit with mixer tap. Tiled walls. Gas cooker point. Space for fridge/freezer. Plumbing for washing machine. Wall mounted combi boiler. Double glazed window to front.

Shower Room

Comprising a fully tiled corner shower cubicle with glazed screens, door and shower unit. Low level W.C. Wall mounted wash hand basin with mixer tap. Tiled walls. Feature upright radiator. Tiled floor. Frosted double glazed window to front.

Bedroom

Double radiator. Double glazed window to front. Door to:

Loft Room

Limited head height. Boarded with light.

Storage Cupboard

Located on the communal hallway on the first floor. Lockable.

Lease Information

Lease: Approx: 178 Years remaining
Service Charge: Approx £600.00 per annum
Ground Rent: Approx: £1.00 per annum.

Further Details

The property is Leasehold

Council Tax Band - Band B