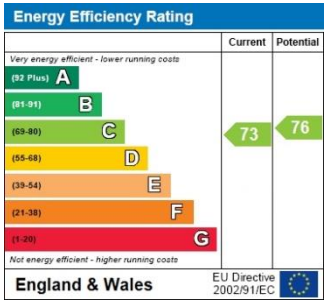


Approx. Gross Internal Floor Area 668 sq. ft / 62.05 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



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.

Millwards, Hatfield Leasehold  
Price £245,000



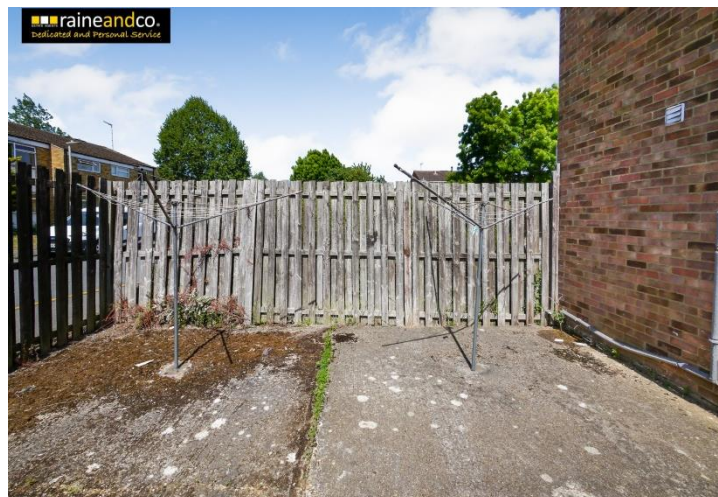
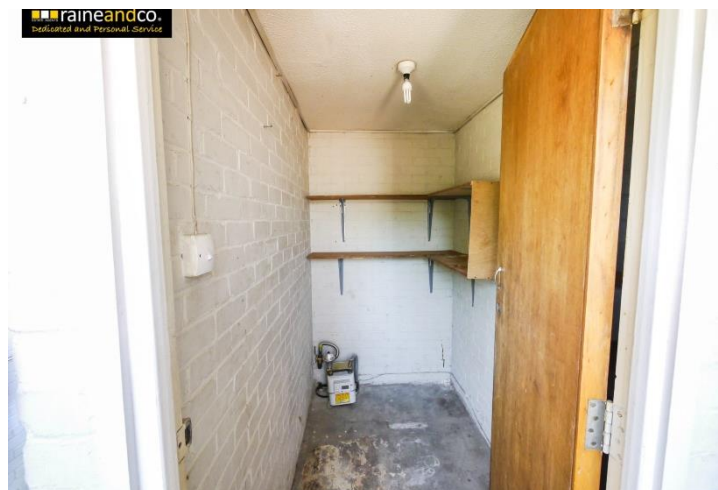
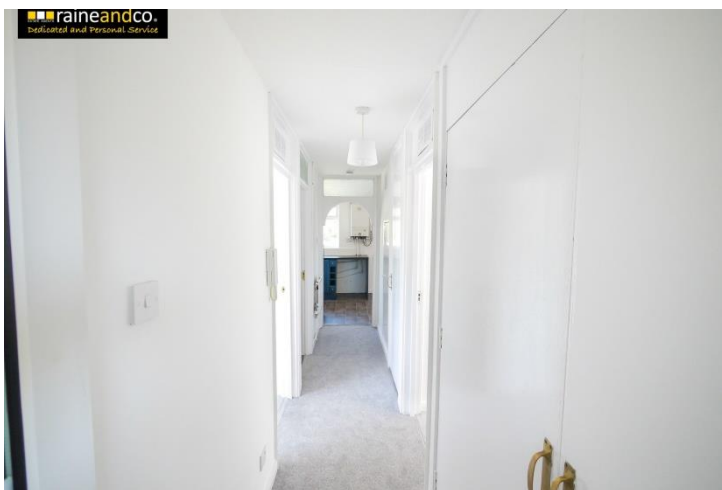
Modern two bed top floor flat in South Hatfield. Chain free with open plan living, fitted kitchen, modern bathroom, communal gardens & designated residents` parking. Close to local shops & the town centre. Ideal for first time buyers or investors. Viewing recommended.

- CHAIN FREE
- EXCELLENT CONDITION
- FIRST FLOOR FLAT WITH LOFT ACCESS
- NEWLY REFURBISHED KITCHEN & BATHROOM
- OPEN PLAN KITCHEN AND LOUNGE
- NEW FLOORING THROUGHOUT
- SERVICED ECO COMBI BOILER (GAS SAFE CERTIFIED)
- FULLY DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMMUNAL GARDEN & CLOTHES DRYING AREA





# Millwards, Hatfield



# Millwards, Hatfield

## Communal Entrance

Secure front door to communal stairs leading to the top floor.

## Entrance

Front door to entrance hallway, radiator, three storage cupboards, entry phone system, access to all rooms.

## Master Bedroom

Double glazed window to front aspect, radiator, fitted wardrobes, loft access.

## Bedroom Two

Double glazed window to side aspect, radiator. A bright and versatile second bedroom.

## Open-Plan Lounge/Kitchen/Dining Area

Spacious open-plan layout with laminate and carpeted flooring, two double glazed windows to rear aspect. Kitchen features a range of base and eye-level units, roll-top work surfaces, tiled splashbacks, built-in electric oven, gas hob with extractor fan, space for fridge/freezer, plumbing for washing machine, and a stainless steel sink with drainer and mixer tap.

## Bathroom

Modern suite with low level WC, pedestal wash basin, and panel-enclosed bath with mixer taps and plumbed-in shower. Part tiled walls, laminate flooring, opaque double glazed window, and radiator.

## Outside

Well-maintained communal gardens to the front and residents` parking to the side of the building.

## Further Details

The property is Leasehold  
Council Tax Band - Band C

**AGENT'S NOTE:** If you are considering this property as a buy to let investment, please speak to a member of our Lettings Team for an up-to-date rental valuation and the suitability of the property. Properties in the local area are always required by Raine and Co.