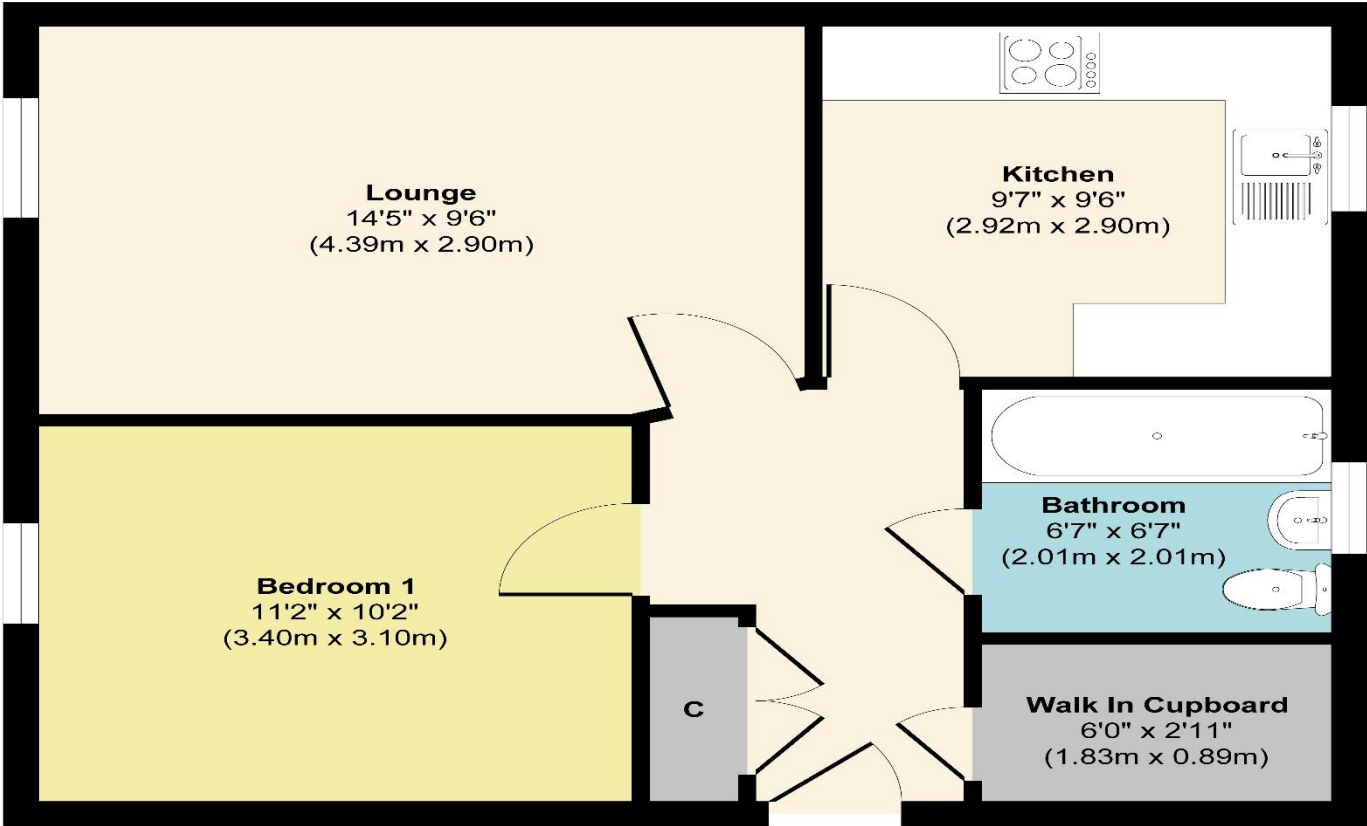


# Wenham Place, Hatfield

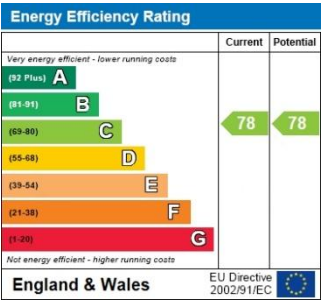
## Wenham Place



Floor Plan

**Approx. Gross Internal Floor Area 511 sq. ft / 47.47 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.

## Wenham Place, Hatfield Leasehold Price £215,000



This fantastic one bedroom ground floor apartment is ideally located a short walk from Hatfield Town Centre, with great commuter links via the A414, A1(M), and Hatfield Train Station within 0.7 miles away with its mainline rail links into London.

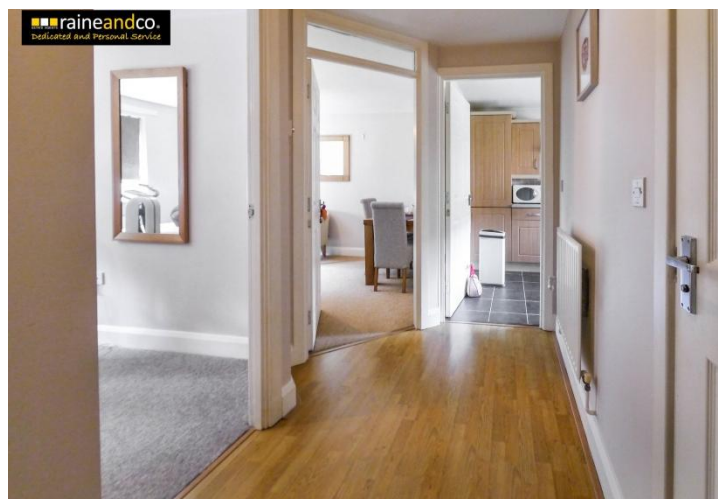
- EXCELLENT CONDITION THROUGHOUT
- ONE BEDROOM
- LOUNGE WITH DINING AREA
- LARGER THAN AVERAGE BEDROOM
- SPACIOUS KITCHEN
- IMMACULATE BATHROOM
- WORCESTOR COMBINATION BOILER
- COMMUNAL GARDENS
- CLOSE TO TRANSPORT LINKS
- 0.7 MILES FROM HATFIELD TRAIN STATION





# Wenham Place, Hatfield

**raineandco**  
ESTATE AGENTS  
Dedicated and Personal Service



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## Entance/ Hallway

Communal entrance with entry phone system, the communal hallway is carpeted and has its own individual post box.

## Front Door/ Hallway

Composite door, laminated flooring, radiator, double door storage cupboard. Doors off to

## Walk in Storage Cupboard

Laminated flooring, fuse box and lighting.

## Lounge with Dining Area

Carpeted flooring, radiator, double glazed window to front. TV points.

## Kitchen

A very good selection of wall and base units with work surfaces over and splash back tiles, a 4 ring gas hob with integrated electric oven under along with a overhead extractor. Space and plumbing for a washing machine and dishwasher. Space for fridge/freezer. A housed Wall mounted "Worcester" combination boiler. Tiled flooring. Double glazed window to rear.

## Bedroom

Carpeted flooring, radiator, double glazed window to front.

## Bathroom

Tiled flooring, radiator, low flushing WC, pedestal hand wash basin, white panelled bath with mixer tap and shower attachment. Extractor fan with part tiles walls. Double glazed window to rear.

## Outside

Communal garden with sheltered bike storage and a partitioned communal clothes drying area.

## Further Details

The property is Leasehold  
Council Tax Band - Band B

**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.**