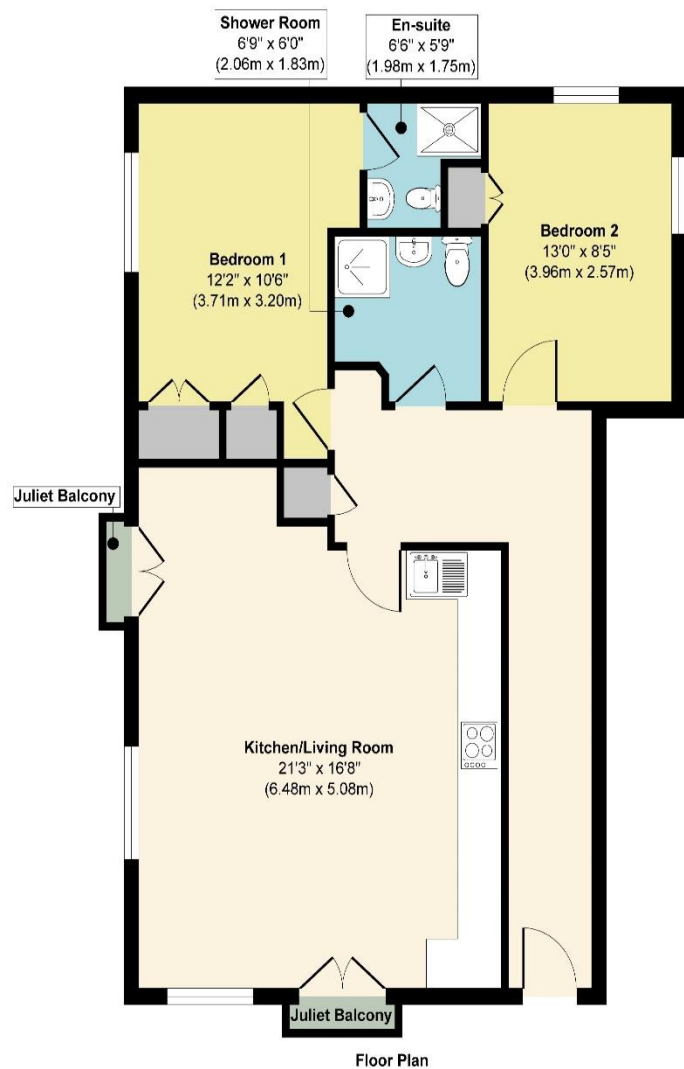


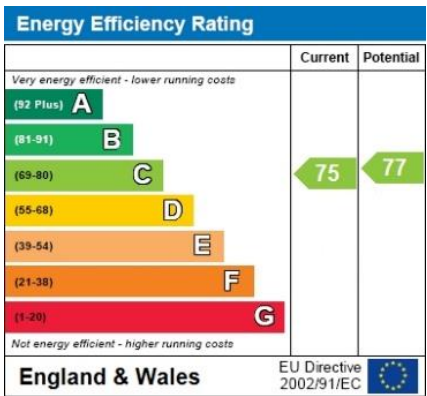
Cunningham Avenue, Hatfield

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Approx. Gross Internal Floor Area 796 sq. ft / 73.95 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.

Hatfield: 11 Market Place, Hatfield, Hertfordshire, AL10 0LJ Tel: 01707 266885

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Cunningham Avenue, Hatfield, Leasehold Offers in Excess of £250,000



A Stunning Two Bedroom Top Floor Penthouse Apartment, Offering Spacious Open Plan Living, Two Juliet Balconies, Park Views, Allocated Parking And An En Suite To The Principal Bedroom. Ideally Located For Hatfield Galleria And Local Amenities. Offered Chain Free With An Extended 900 Year Lease.

- Unique Top Floor Penthouse Apartment
- Only Property Located On The Top Floor
- Two Well Proportioned Bedrooms
- Offered Chain Free And Close To The Galleria
- Two Juliet Balconies And Dual Aspect Views
- Extended Lease Of Approximately 900 Years
- En Suite To Principal Bedroom
- Views Over The Neighbouring Park
- Allocated Parking With Visitor Parking
- Open Plan Kitchen Living Dining Room



11 Market Place, Hatfield, Hertfordshire, AL10 0LJ Registration Number: 5546219
Tel: 01707 266885 Email: hatfield@raineandco.com <https://www.raineandco.com>
Offices in Potters Bar, Hatfield, St Albans, Codicote. Overseas offices in Gibraltar and Costa Del Sol, Spain



Entrance Hall

The welcoming entrance hall features wood laminate flooring and provides access to all rooms. There is a useful storage cupboard, gas radiator and entry phone system.

Open Plan Kitchen/Living/Dining Room

A particularly impressive and versatile room which forms the heart of the apartment. The living space benefits from a dual aspect to the front and side, with two windows and two Juliet balconies providing plenty of natural light and attractive views, including towards the neighbouring park. There are two gas radiators and wood laminate flooring.

The kitchen area is fitted with a range of units with chipboard work surfaces and tiled splashbacks. Integrated appliances include a gas hob with fan oven, stainless steel extractor, stainless steel sink, dishwasher and washing machine. The boiler is positioned within the kitchen, with space also provided for a freestanding fridge/freezer.

Bedroom One

A well proportioned principal bedroom featuring wood laminate flooring, gas radiator and a side aspect window. The room benefits from two large storage cupboards and direct access to the en suite shower room.

En Suite

The en suite shower room is half tiled and fitted with a WC, wash hand basin, heated towel rail and shower.

Bedroom Two

A spacious second bedroom enjoying a useful dual aspect to the side and rear. The room has wood laminate flooring, gas radiator and a useful storage cupboard.

Main Bedroom

The main bathroom is fitted with a WC, wash hand basin, heated towel rail and a generous shower, providing excellent additional facilities alongside the en suite.

Further Details

The property is Leasehold
Council Tax Band - Band D

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.