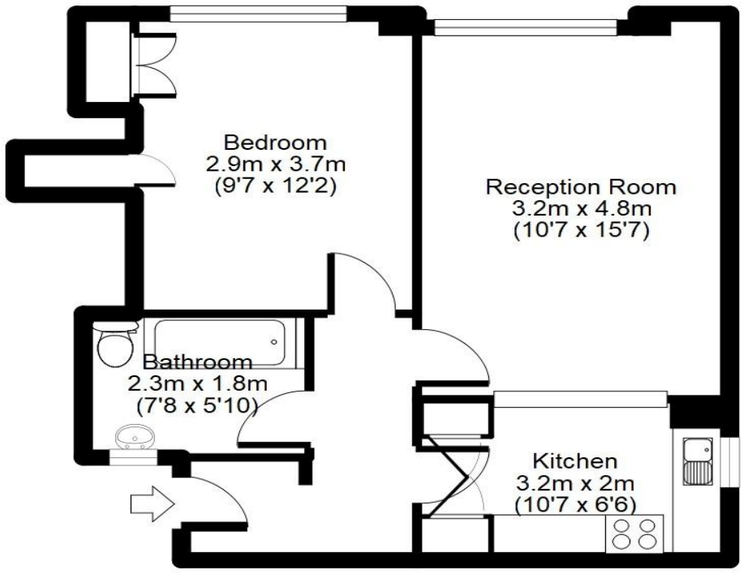
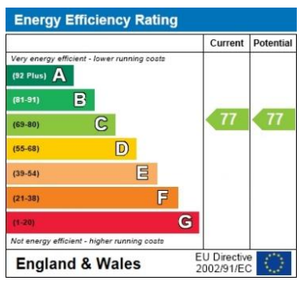
Galleycroft, Hatfield, AL10

APPROX GROSS INTERNAL FLOOR AREA: 465 sq. ft / 43 sq. m



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.

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Galleycroft, The Common, Hatfield Leasehold
Guide Price £185,000



CHAIN FREE ONE BEDROOM FLAT – TENANTS IN SITU – INVESTMENT OPPORTUNITY – CLOSE TO HATFIELD TOWN CENTRE. A well presented flat offering spacious accommodation, gas central heating, double glazing and excellent storage throughout.

- Chain Free
- Currently Let At £1,100 pcm
- Entry Phone System
- Southerly Aspect Living Room
- Low Service Charge And Ground Rent
- APPROX 177 YEAR LEASE
- Close To Hatfield Town Centre
- Gas Central Heating
- Double Glazing
- Excellent Built In Storage







Galleycroft The Common, Hatfield

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Galleycroft The Common, Hatfield

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CHAIN FREE – TENANTS IN SITU – INVESTMENT OPPORTUNITY – CLOSE TO HATFIELD TOWN CENTRE

Well presented one bedroom flat situated in Galleycroft, close to Hatfield Town Centre, being sold with tenants in situ and currently let at £1,100pcm making this an ideal opportunity for an investor looking for an existing rental investment. The property offers well proportioned accommodation throughout and benefits from gas central heating, double glazing and excellent storage, with the accommodation comprising an entrance hall, kitchen, living room, one bedroom and bathroom. Also beniffiting from a 177 year lease with low service charge and ground rent. The property is ideally positioned for access to Hatfield Town Centre and its range of shops, amenities and transport links, making it a practical location for both owner occupiers and tenants.

The seller of this property is employed by Raine and Co (Hatfield) LTD

Communal Entrance Hall
Via entry-phone system. Stairs to top floor. UPVC Double glazed door to:

Entrance Hall
Entry-phone. Single radiator. Doors to:

Living Room
10'2" (3.1m) x 15'3" (4.65m)
A well proportioned living room with carpeted flooring, gas radiator and a large window to the side aspect, allowing plenty of natural light into the room. The open breakfast bar from the kitchen provides a useful connection between the two spaces.

Kitchen
6'2" (1.88m) x 10'1" (3.07m)
Comprising a range of wall and base units with work surfaces over with matching breakfast bar. Single bowl and single drainer stainless steel sink unit. Part tiled walls. Electric cooker point. Plumbing for washing machine. Space for under counter fridge. Wall mounted boiler serving gas central heating and domestic hot water. Built in cupboard. Double glazed window to rear.

Bedroom
9'2" (2.79m) x 11'8" (3.56m)
Built in double and single cupboards. Double radiator. Double glazed window to side.

Bathroom
Comprising a panel enclosed bath with mixer tap and shower attachemnt. Low level WC. Pedestal wash hand basin. Part tiled walls. Single radiator. Frosted double glazed integral window.

Exterior
Communal gardens with laid to lawn and mature shrubs and bushes. Bin store. Communal parking area.

Agent`s Note
We hereby inform potential purchasers that one of the owners of this property is an employee of Raine and Co (Hatfield) Ltd.

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.