



Tudor Close, Hatfield, AL10 9EJ

Flat | 2 Bedrooms

£1,350 PCM

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Entrance Hall

Bedroom Two

5' 8" x 10' 11" ()

Bathroom

Side aspect double glazed opaque window. Three piece bathroom suite comprising panel enclosed bath with independent shower unit over. Low flush WC, wash hand basin with vanity unit below, complementary tiling to splashbacks. Airing cupboard housing insulated copper cylinder with water tank over.

Agents Notes

We are awaiting confirmation of the following but have been informed by the sellers

Lounge

10'2" x 18'0"

Rear aspect double glazed window overlooking communal gardens, part laminate wood flooring to dining area, dado rail, glazed door to:

Kitchen

7'6" x 8'0"

Rear aspect double glazed window overlooking communal gardens. Range of modern matching wall and base units with worktops over incorporating stainless steel single drainer sink unit with mixer taps. Fitted electric hob and oven below complimented by stainless steel extractor fan canopy. Space for appliances. Complementary tiling to splashbacks.

Bedroom One

8'5" x 10'11"

Front aspect double glazed window, recessed walk in wardrobe with sliding mirror fronted doors and ample shelving.

Bedroom Two

5'8" x 10'11"

Front aspect double glazed window, built in wardrobe

Bathroom

Side aspect double glazed opaque window. Three piece bathroom suite comprising panel enclosed bath with independent shower unit over. Low flush WC, wash hand basin with vanity unit below, complementary tiling to splashbacks. Airing cupboard housing insulated copper cylinder with water tank over.

Exterior

Communal gardens leading to allocated parking space

Lease information

Lease: 88 years remaining

Ground Rent: Peppercorn

Service Charge: £1500 per annum

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	