



Broomfield Court, Hatfield, AL10 0NA

Flat - Purpose Built | 1 Bedrooms

£1,195

**LARKHAM
PIKE** &

www.larkhamandpike.co.uk



Entrance

Accessed via communal entrance with entry phone system and stairs rising:

Entrance Hall

Accessed via solid door. Radiator & entry phone. Doors to:

Bathroom

Comprising a panel enclosed bath with mixer tap, shower attachment and splash back tiling. Low level WC and inset wash hand basin. Radiator. Frosted double glazed window to side.

Bedroom

12'1" x 9'6"
Double radiator. Double & single built in cupboards. Double glazed window to side.

Kitchen

10'7" x 5'9"
Comprising a range of wall and base mounted units with tiled work surfaces and breakfast bar and inset one and a half bowl single drainer sink unit. Space for gas cooker, plumbing for washing machine and space for fridge. Wall mounted boiler serving heating and hot water. Pantry cupboard. Double glazed window to side and opening to:

Lounge

15'6" x 10'7"
Dual aspect with double glazed windows to side and front. Two double radiators and wood strip flooring. Door back into hallway.

Exterior

Maintained communal gardens with bin store and communal parking.

Tenure

Leasehold.

Term remaining 90 years
Service charge - Estimated for financial year 2022/23 £497.87
Ground Rent £10 per annum

Council Tax Band - B

