



43 Longmead, Hatfield, AL10 0AB

A three bedroom ground floor flat located in the popular Birchwood area. This property benefits from its own private garden and brick built Shed offered CHAIN FREE.



Asking Price £269,950 Leasehold



The Accommodation Comprises

Accessed via timber door to front via communal entrance with entry phone system.

Entrance Hall

Single radiator. Coved ceiling and hardwired smoke detector. Cupboard with shelving, boiler controls & doors to

Bathroom

Upvc double glazed window, double radiator, low level WC, pedestal wash hand basin with mixer tap, panel enclosed bath with shower above, part tiled walls & mains wired extractor fan.

Kitchen

3.05m x 2.77m (10' x 9'1)

Comprising a range of wall and floor mounted cupboards and drawers with work surfaces over. Stainless steel single bowl sink with drainer & mixer tap, tiled splash backs and built in oven with hob and extractor over. Space for freestanding fridge/freezer, plumbing for washing machine and wall hung boiler. Cupboard housing consumer board & meters. Upvc double glazed window and double radiator.

Bedroom One

3.73m x 3.45m (12'3 x 11'4)

Two Upvc double glazed windows, single radiator, built in wardrobe & coved ceiling.

Lounge

5.16m x 3.61m (16'11 x 11'10)

Dual aspect room with glazed Upvc door and two Upvc double glazed windows. Feature fire place with mantel piece and hearth. Coved ceiling, hardwired smoke detector & double radiator.

Bedroom Two

2.46m x 2.67m (8'1 x 8'9)

Upvc double glazed window, single radiator & coved ceiling.

Bedroom Three

3.61m x 2.77m (11'10 x 9'1)

Upvc double glazed window & single radiator.

Tenure

Lease information.

6th of September 1982 to 5th of September 2107

87 Years remaining.

Management charges

£267.97 ground rent and management for this year APPROX.

Garden

38.10m x 22.86m approx (125 x 75 approx.)

Laid to lawn with bush borders.

Brick Built shed.

Viewing

By appointment only through Pikes Estate Agents. Telephone (01707) 260707



Energy Efficiency Rating	
Current	Potential
74	77

Very energy efficient - lower running costs

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
73	78

Very environmentally friendly - lower CO₂ emissions

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

