



## 2 bed apartment to buy in AL10

Mosquito Way, Hatfield, Hertfordshire, AL10 9AY

**£165,000** Starting Bid

 x 2  x 2  x 1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ BEING SOLD VIA SECURE SALE ONLINE BIDDING - T&Cs APPLY
- ✓ Modern Apartment
- ✓ Vacant Possession
- ✓ Popular Location
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

For Sale via Online Unconditional Auction

Pattinsons are pleased to present this modern, two/three bedroom apartment in a popular town with secure parking, offered to the market with vacant possession and No Onward Chain.

Kitchen/Dining room - Fitted kitchen with lino flooring, with fitted electric oven, four ring gas hob, cooker hood, fitted stainless steel sink. Breakfast bar.

Bathroom - Three piece suite with shower over bath.

Two double bedrooms, 1 with en-suite including wc, shower, basin & towel rail.

Separate living room that could be used as a guest/3rd bedroom if needed.

Underground, secure, allocated parking.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 978

Annual Ground Rent Amount: £395.00

Annual Service Charge Amount: £3,008.00

Price: Starting Bid £165,000

Property Type: Apartment

Parking: Allocated, Residents, Secure

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**10 Preston New Road, Blackburn, Lancashire, BB2 1AW, <http://www.crownstateagents.co.uk/>**

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