



OLIVER

& AKERS EST.2014

Estate Agency with a personal touch!

Aldykes, Hatfield, Herts, AL10



Situated in the popular Bishops Rise area of Hatfield within easy reach of the Town Centre, University and the Galleria Shopping Centre/ Leisure Complex. This is a SPACIOUS, MODERN TWO BEDROOM/TWO BATHROOM, GROUND FLOOR APARTMENT. Benefitting from GAS CENTRAL HEATING and PRIVATE PARKING. This is a great FIRST TIME/ INVESTMENT (currently rented at £1000pm)

- **Two Bedrooms**
- **Two Bathrooms**
- **Modern Apartment**
- **Gas Central Heating**
- **Private Parking**
- **Close to University**
- **Great Rental Prospect**
- **Chain Free!**

Asking price of £250,000 **Leasehold**

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Accommodation Comprises

Communal Entrance Lobby

Entrance Hall

Open Plan Living

Lounge Area

Dining Area

Kitchen Area

Bedroom One

En-Suite

Bedroom Two

Bathroom

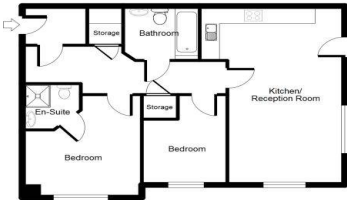
Parking

Allocated Parking in Residents Car Park

Lease Information

85 years approx remaining Service charge £86 pm Ground Rent £275 pa

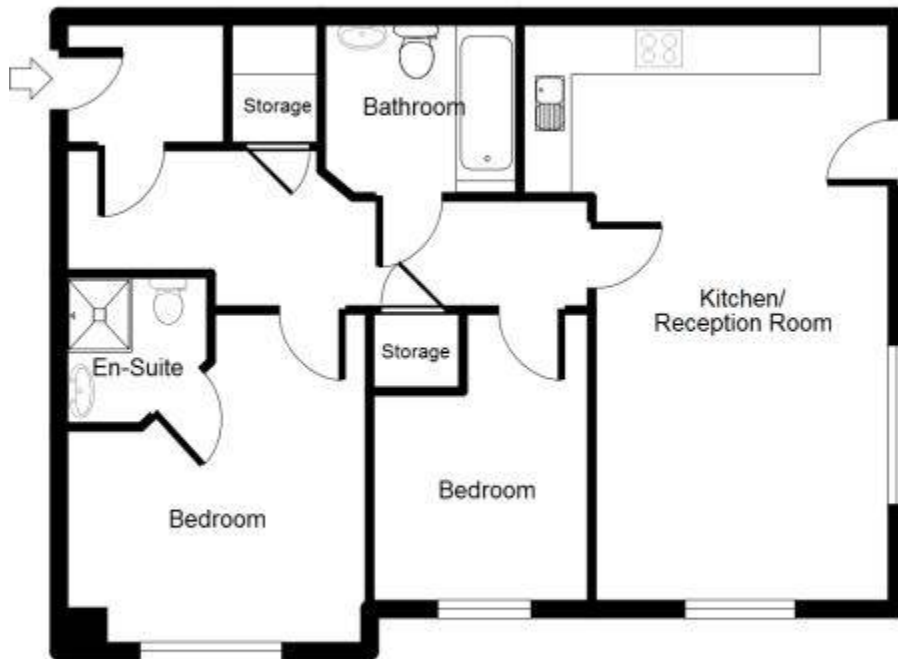
Cavendish Place, Hatfield, AL10



For identification purposes only
Measurements are approx and not to scale



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		84	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B		83	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

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VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

- (1) MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- (4) Potential buyers are advised to recheck the measurements before committing to any expense.
- (5) Oliver & Akers have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliance.
- (6) Oliver & Akers have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.