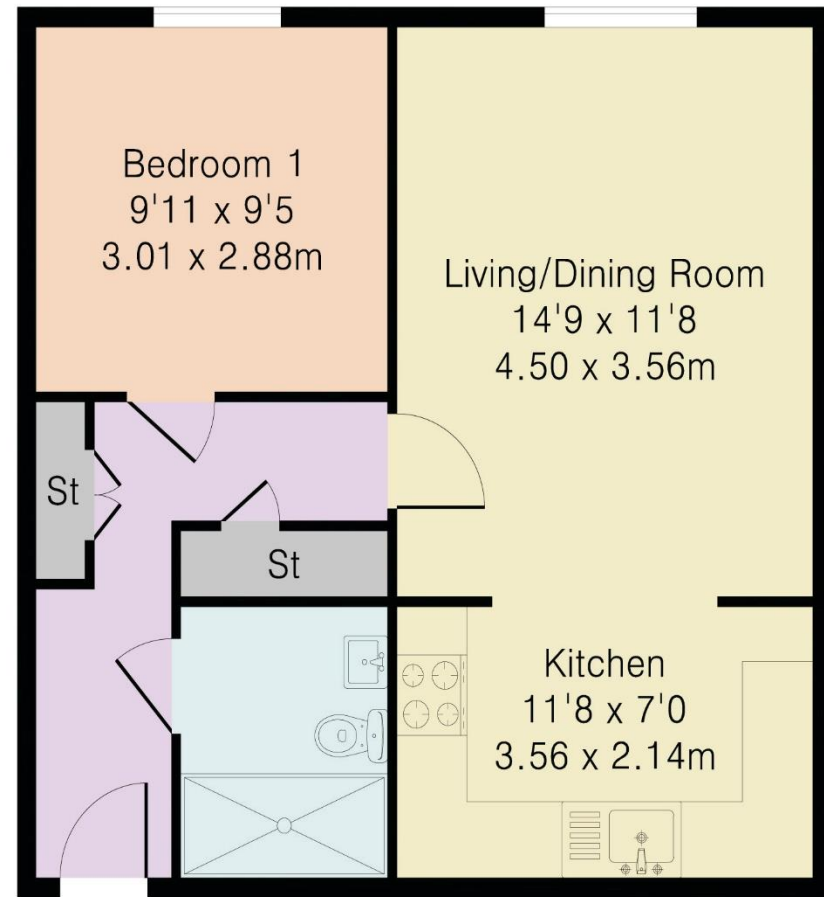


Approximate Gross Internal Area 481 sq ft - 45 sq m



Ground Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	78	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

THE CONSUMER PROTECTION REGULATIONS 2008 & THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight of the Title documents. Referenced to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore, solicitors should confirm that items described in the sales particulars are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchasers should check the accuracy of the measurements themselves.

Ashley Court, Hatfield Leasehold Price £100,000



This beautifully refurbished one bedroom ground floor apartment is situated within the highly sought after Ashley Court retirement development, designed exclusively for residents aged 55 and over.

- Ground floor one bedroom apartment in a retirement development
- Fully refurbished – turn key condition
- Spacious living/dining area with semi open plan kitchen
- New kitchen with Quartz worktops & LED lighting
- Modern shower room with walk in shower
- New electric heating, water heater & upgraded electrics
- New double glazed windows with day/night blinds
- New carpets & porcelain tiles throughout
- Warden assisted with communal lounge & guest apartment
- Close to transport links (M1 & M25) & amenities





This beautifully refurbished one-bedroom ground-floor apartment is situated within the highly sought-after Ashley Court retirement development, designed exclusively for residents aged 55 and over. The property is in turn-key condition, having been completely renovated throughout, making it an ideal choice for those seeking a stylish, modern, and hassle-free living environment.

The apartment features a spacious living and dining area with a semi-open-plan kitchen, designed for both comfort and convenience. The newly fitted kitchen boasts Quartz worktops, under-cabinet LED lighting, and ample storage, creating a sleek and functional space. The double bedroom is well-proportioned, while the brand-new shower room has been reconfigured to feature a modern walk-in shower, offering ease of access and contemporary finishes.

Every aspect of this home has been upgraded, including new electric heating, a new water heater, new double-glazed windows with stylish day/night blinds, new carpets in the living and bedroom areas, and new high-quality porcelain tiles in the hallway, kitchen, and bathroom. The property also benefits from updated plumbing and electrics, ensuring efficiency and peace of mind for the new owner.

Ashley Court provides a secure and welcoming community, with warden assistance for added reassurance. Residents can enjoy the recently refurbished communal lounge, which hosts regular activities and social events, as well as access to a guest apartment, communal laundry facilities, and well-maintained landscaped gardens.

The property is set in an exceptionally convenient location, with a wealth of amenities just a short distance away. With easy access to GP surgeries, pharmacies, transport links including Hatfield Train Station, and major road networks (A1M & M25), this home offers both independence and accessibility in a well-connected setting.

Additionally, residents and visitors benefit from designated parking bays, ensuring convenient access to the building at all times.

With its full refurbishment, high-quality finishes, and ready-to-move-in condition, this apartment presents a fantastic opportunity for those looking for a modern, low-maintenance home within a friendly and well-managed retirement development.

Further Details

The property is Leasehold
Council Tax Band - Band B

AGENT'S NOTE: If you are considering this property as a buy to let investment, please speak to a member of our Lettings Team for an up-to-date rental valuation and the suitability of the property. Properties in the local area are always required by Raine and Co.