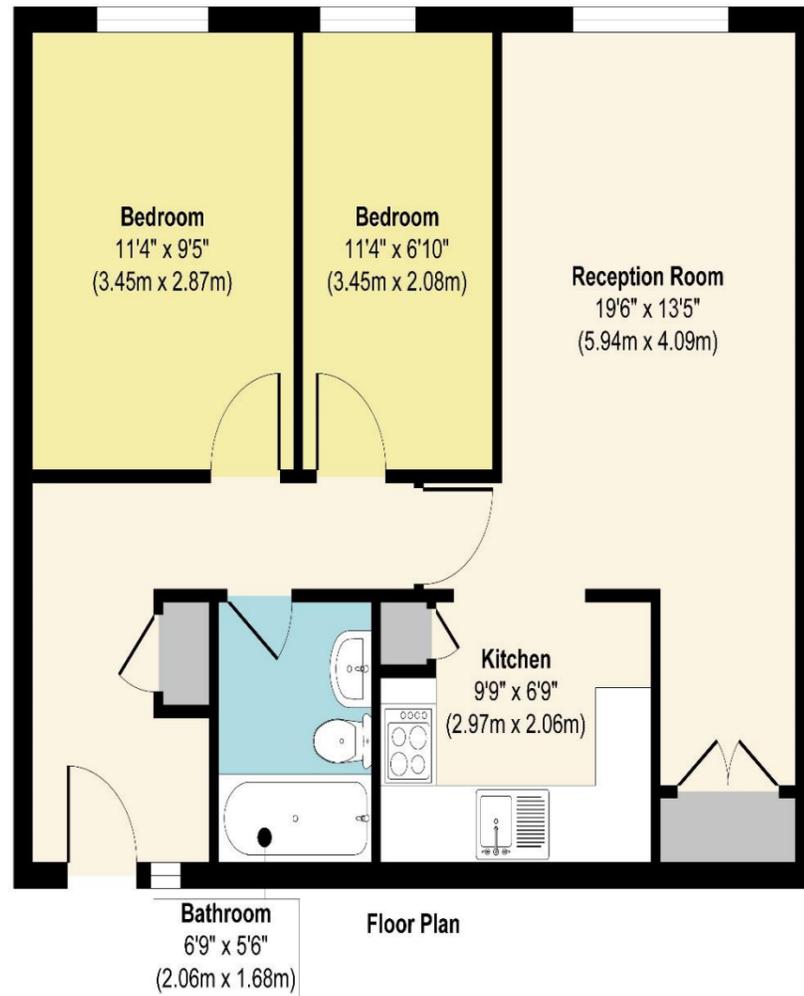


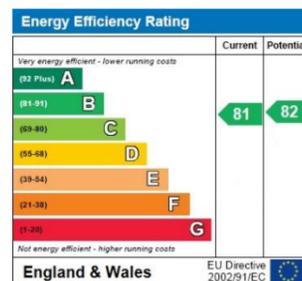
## Ashley Court



Approx. Gross Internal Floor Area 577 sq. ft / 54.00 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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 particular 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 £125,000



RETIREMENT APARTMENT FOR OVER 60'S IN NEED OF REFURBISHMENT. This first floor two bedroom purpose built apartment positioned within the popular retirement development of Ashley Court and ideally located within walking distance of HATFIELD TOWN CENTRE and ASDA





## Communal Entrance Hall

Entry doors to front and rear by entry phone system. Stairs and lifts to all floors.

## Entrance Hall

Entry phone system. Storage radiator. Airing cupboard.

## Lounge with Dining Area

Two storage radiators. Telephone point. Television point. Built in double storage cupboard with shelving. Alarm cord. Double glazed window to rear.

## Kitchen

Comprising a range of matching fitted wall and base units with work surfaces over. Inset single bowl, single drainer stainless steel sink unit. Part tiled walls. Electric cooker point with filter hood over. Plumbing for washing machine. Space for upright fridge / freezer. Electric wall heater.

## Bedroom One

Slimline electric heater. Alarm cord. Double glazed window to rear.

## Bedroom Two

Slimline electric heater. Alarm cord. Double glazed window to rear.

## Bathroom

Comprising a panel enclosed bath with electric shower unit over. Low level WC. Pedestal wash hand basin. Part tiled walls. Extractor fan. Electric wall heater. Alarm cord.

## Communal Facilities

Located on the ground floor there is a communal lounge (some entertainment organised), laundry room with washing machine and tumble dryer, guest accommodation with a twin room, en-suite bathroom and kitchenette (fee required) and a resident warden.

## Exterior

Well tended communal gardens with patio, drying and parking area.

## Further Details

The property is Leasehold  
Council Tax Band - Band C

**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.**