



Floor Plan

Approx. Gross Internal Floor Area 666 sq. ft / 61.86 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	68
(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 Guide Price £135,000



Well presented two bedroom warden assisted retirement apartment set on the first floor of Ashley Court, ideally located in Hatfield town centre. Offering lift access, communal facilities, parking and landscaped grounds. Residents aged 55+.

- Two Bedroom Retirement Apartment
- Warden Assisted Development
- First Floor With Lift Access
- Central Hatfield Location
- Close To Shops And Amenities
- Excellent Transport Links Including Train Station
- Attractive Open Plan Living Space
- Well Maintained Communal Gardens
- Ample Resident And Visitor Parking
- Age Restriction 55 Years And Over





Communal Entrance

Secure communal entrance with intercom access, leading to well kept communal areas with lift and stairs to all floors.

Entrance Hall

A welcoming hallway providing access to all rooms. With entry phone system and emergency pull cord with a large storage cupboard and a airing cupboard.

Kitchen/Dining/Living Room

A bright and spacious dual aspect open plan living space. The attractive fitted kitchen offers a range of wall and base units with work surfaces and space for appliances. The dining and living areas provide comfortable space for relaxing and entertaining, with plenty of natural light from multiple windows. With induction hob and fan oven with stainless steel extractor and sink, a fridge and freezer also with a fitted washing machine. With two storage heaters and an emergency pull cord.

Bedroom One

A well proportioned double bedroom offering ample space with a fitted wardrobe, a storage heater and a emergency pull cord.

Bedroom Two

A good sized second bedroom, suitable for use as a guest bedroom, home office or hobby room with a fitted wardrobe, a storage heater and a emergency pull cord.

Bathroom

Modern and well presented shower room comprising a walk in shower, wash hand basin, WC and Bidet, designed for ease of use and practicality.

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.