



Jasmine Gardens, Hatfield, AL10 0BJ

£150,000



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## Jasmine Gardens, Hatfield

Conveniently located in a quiet cul de sac just a short walk from the town center and train station is this top floor studio apartment.

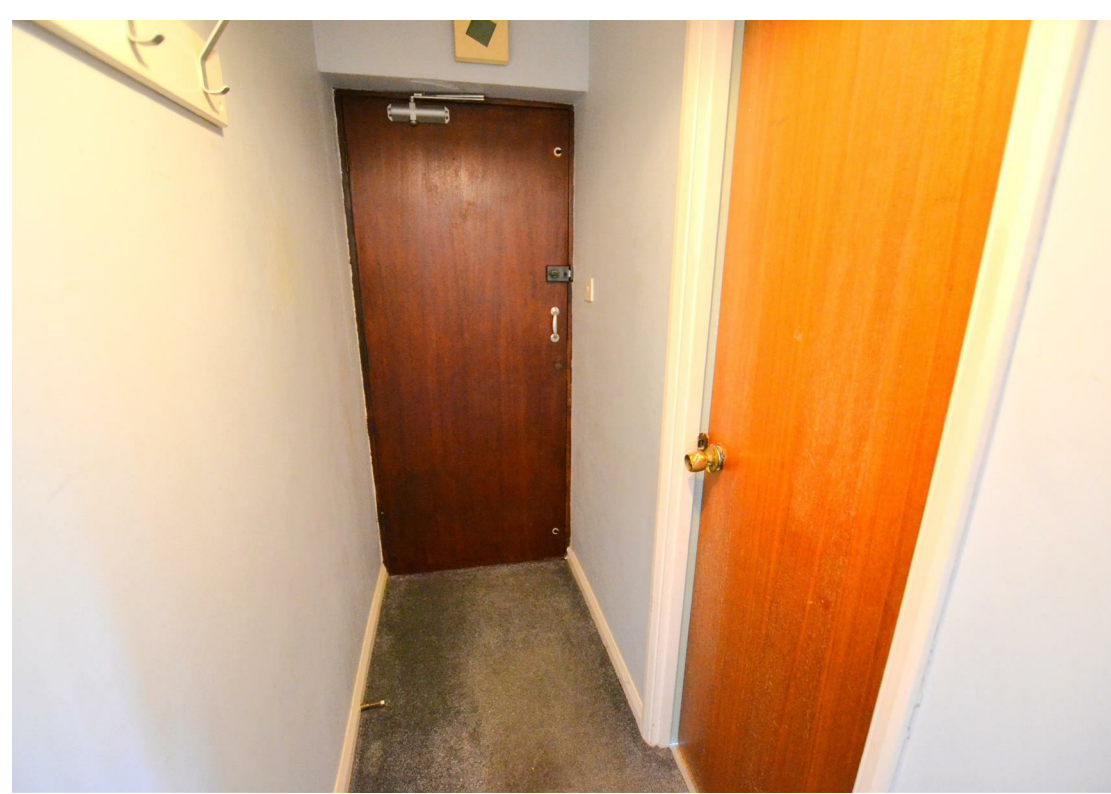
The property briefly comprises of entrance hall, living room/bedroom, sperate kitchen with storage space and separate bathroom, this studio is also double glazed through out. To the rear is a communal garden space with parking to the front and side.

Outside there are well kept communal gardens and private allocated off road parking.

To arrange your viewing please call our team on 01707 270777.







#### **Communal Entrance Hall**

Entry phone system, communal entrance door, stairs to top floor.

#### **Hall**

Open plan, door to:

#### **Bathroom**

8'7" x 5'0"

Fitted suite comprising of panel enclosed bath, pedestal wash hand basin, wc, complimentary wall tiling, wall mounted electric heater, double glazed window to side,

#### **Bedroom/Living Room**

12'7" x 15'10"

Double glazed windows to side, open plan, entry phone system, opening to:

#### **Kitchen**

8'9" x 7'0"

Fitted with a range of wall and base units with complimentary work surfaces and tiled splash backs, space for fridge/freezer, oven/cooker and washer/dryer, storage cupboard, inset stainless steel sink/drainer with mixer tap, double glazed window to side.

#### **Parking**

Off road parking for one vehicle

#### **Communal Garden**

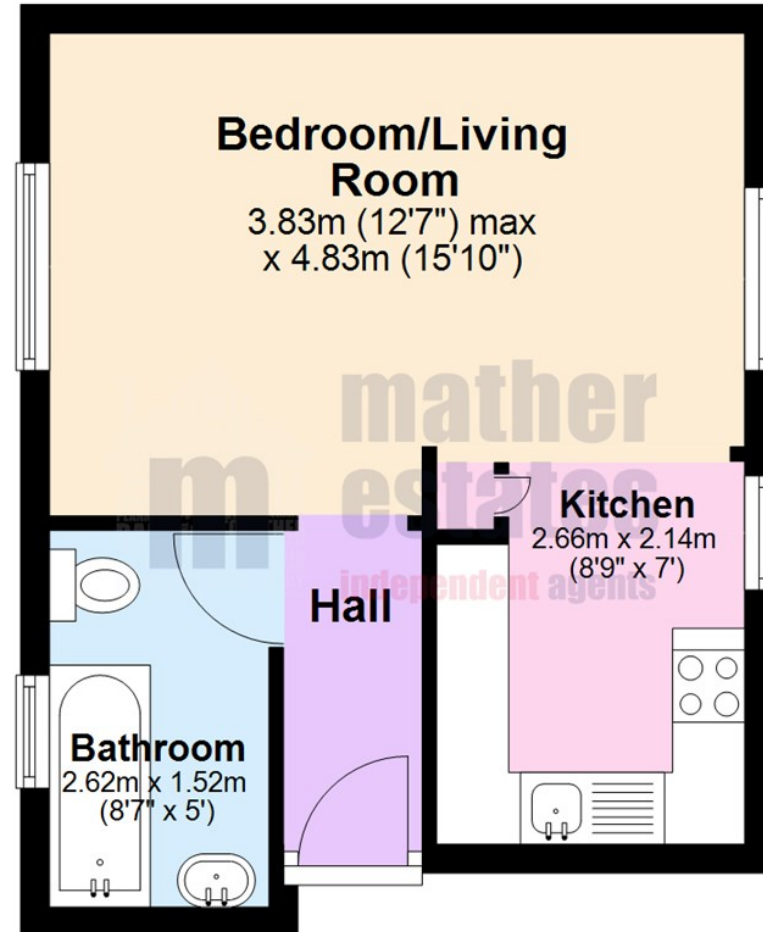
Communal garden space to rear

#### **Lease Information**

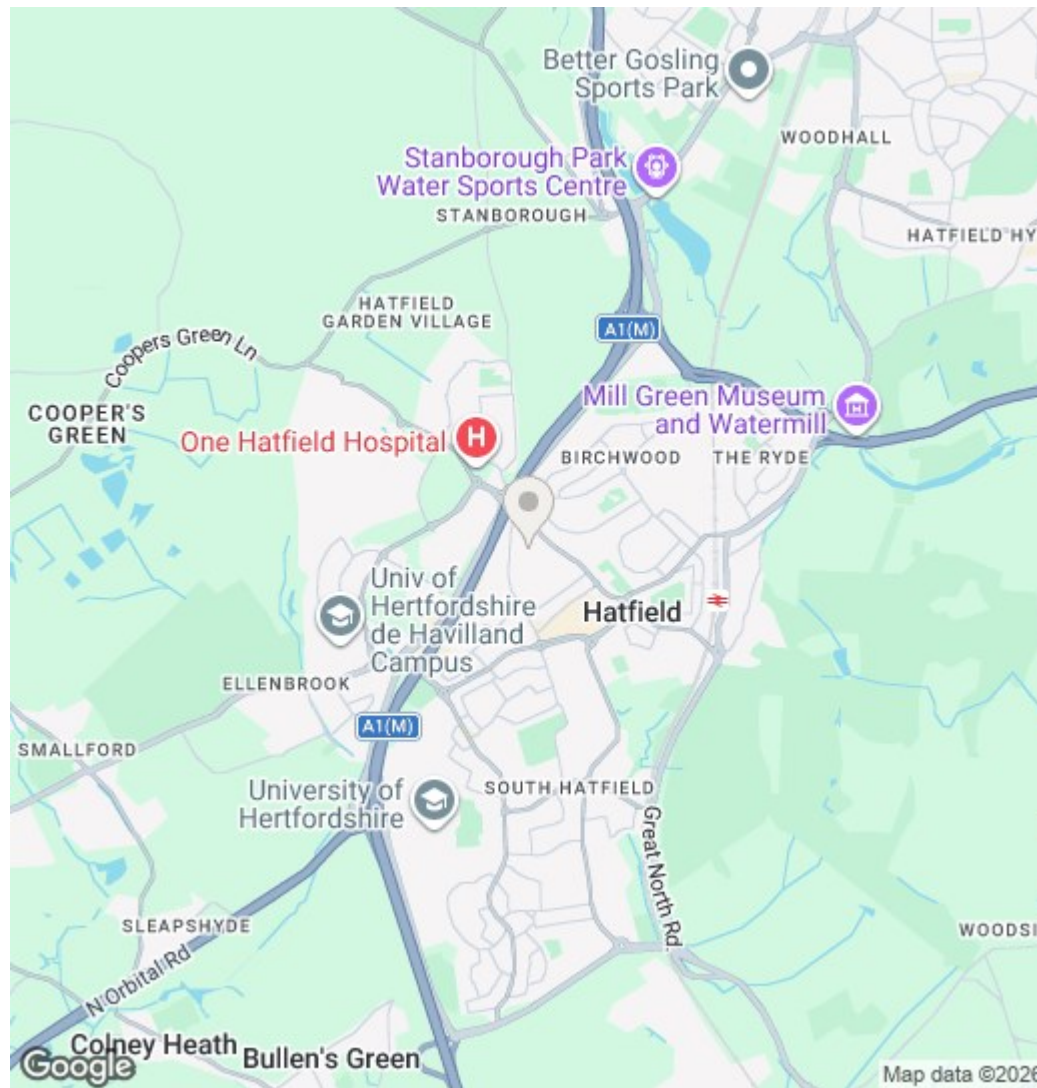
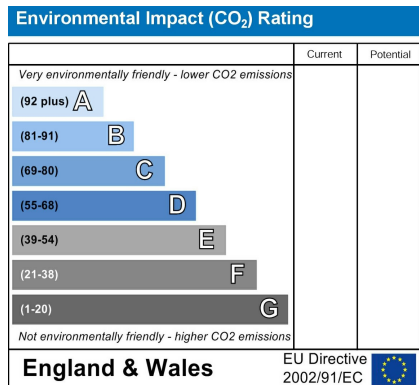
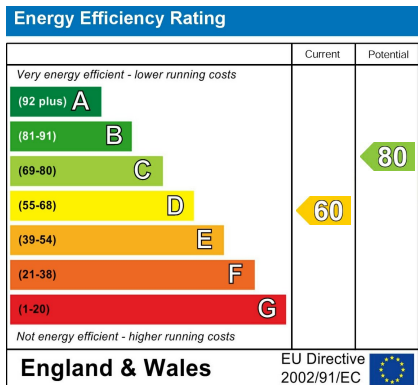
Service charge approximatley £800 a year

Ground rent £10 per year.

## Ground Floor



Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.  
Plan produced using PlanUp.



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. The measurements indicated are supplied for guidance only and must be considered incorrect.
3. Potential buyers are advised to recheck measurements before committing to any expense. No equipment, fixtures, fittings or services have been checked, it is in the buyers interests to check the working condition of any appliances.
4. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.
5. To conform with the Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers, prior to any offer being formally accepted and a memorandum of sale being issued. We require all buyers to pay a fee of £30 inc vat to Mather Estates. You will then be required to provide your name, address, email, date of birth and ID to our nominated third party to confirm your identity.

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