



Ashley Court, Hatfield, AL10 0RW

£150,000



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**Ashley Court, Hatfield**

Guide Price £150.000-£160.000

Warden assisted apartment for the over 60's, in a recently refurbished development just a short level walk to the town centre and doctors surgery.

This delightful apartment has no onward chain and benefits from communal facilities, such as a laundry room with drying area, a great sized communal lounge with doors to the communal gardens and a refitted kitchen, there is also a guest apartment available to rent..

The apartment itself briefly comprises of a private entrance hall with security entryphone system, emergency pull cords, living room with an opening to the kitchen, two bedrooms and a refitted shower room. The windows are double glazed and the apartment has electric heating.

Outside there are well maintained gardens, a communal drying area and refuge and recycling areas. Communal parking for both residents and guests is adiacent to the building.







#### Coomunal Entrance Hall

#### Private Entrance Hall

Part glazed entrance door, entry phone system, wall heater, telephone point, emergency pull cord, storage cupboard, doors to:

#### Living Room

Double glazed window to rear overlooking the communal gardens, television point, wall heater, storage cupboard, emergency pull cord, opening to;

#### Kitchen

Fitted with a range of wall and base units, contrasting work surfaces and tiled splash back, inset stainless steel sink/drain unit, space for cooker iwth extractor hood over, space for fridge, plumbing for automatic washing machine, wall heater.

#### Bedroom One

Double glazed window to rear overlooking the communal garden, electric heater, emergency pull cord.

#### Bedroom Two

Double glazed window to rear overlooking communal garden, electric heater, emergency pull cord.

#### Refitted Shower Room

Corner shower cubicle, pedestal wash hand basin and low level wc, complimentary wall tiling, extractor fan, emergency pull cord.

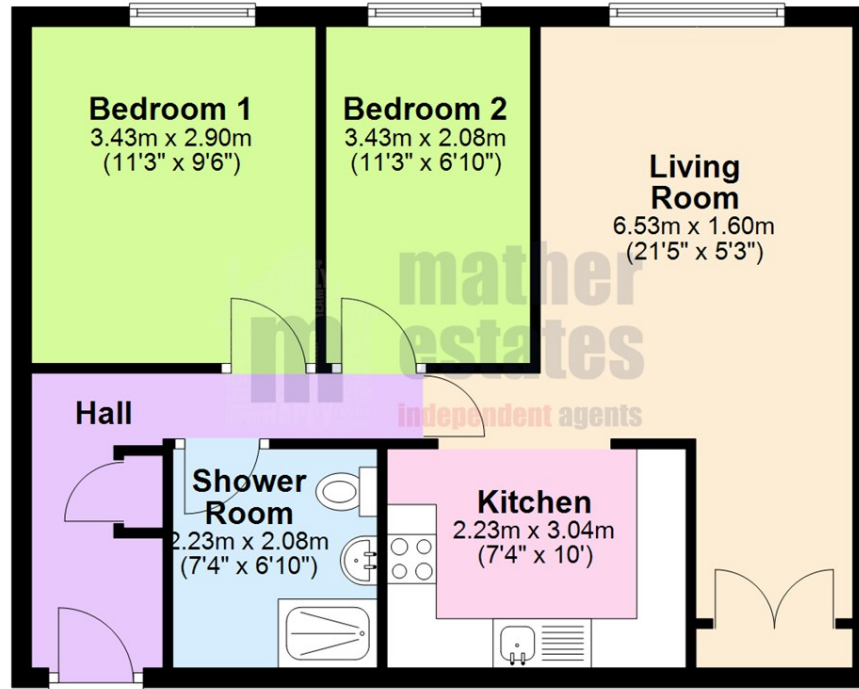
#### Communal Gardens

Well maintained communal garden with lawn, various flowers, shrubs and evergreens, bin sore and drying area.

#### Parking

Communal parking for residents & guests

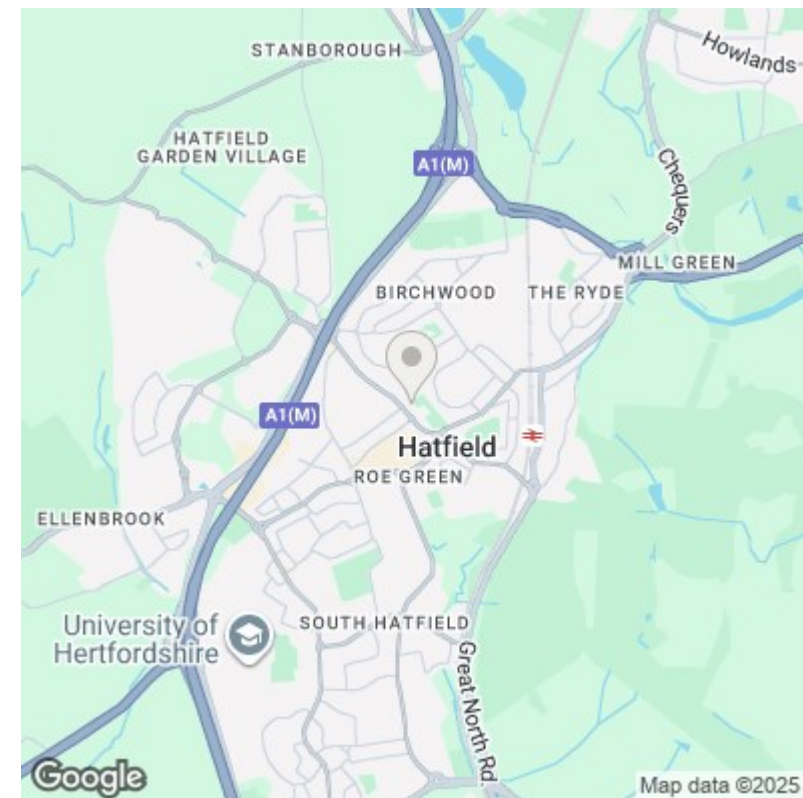
## Ground Floor



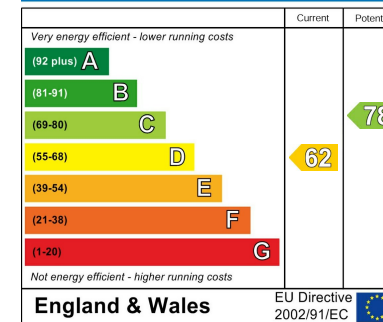
Total area: approx. 67.4 sq. metres (725.5 sq. feet)

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.

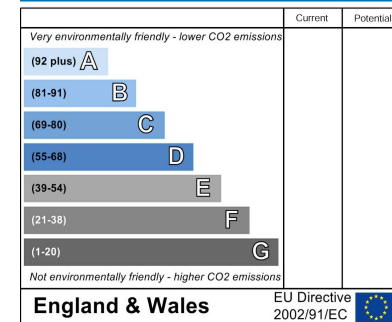
Plan produced using PlanUp.



### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



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. Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

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