

REDUCED

Guide Price £114,550 Leasehold



# Ashley Court, HATFIELD, Hertfordshire. AL10 0RW

- CHAIN FREE
- GROUND FLOOR RETIREMENT FLAT
- CLOSE BY TO LOCAL DOCTORS SURGERY
- PULL BELL ALARM SYSTEM
- COMMUNAL GARDENS
- MONTHLY LIVE ENTERTAINMENT EVENTS
- RESIDENTS ASSOCIATION
- AGE RESTRICTIONS APPLY

WRIGHTS

Wrights of Hatfield  
9, Market Place, Hatfield, AL10 0LJ

01707 272727  
saleshatfield@wrightsof.com



## PROPERTY DESCRIPTION

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Ground Floor One Bedroom Retirement Flat in a warden assisted development for Over 55's overlooking Communal Gardens.

The apartment is located on the ground floor and benefits from private access to the communal gardens. The entrance hall provides access to the bedroom, bathroom and lounge/diner. The kitchen is accessible via the lounge/diner and comprises a range of base and eye level units with ample work surfaces, stainless steel sink with drainer, space and plumbing for washing machine, freestanding cooker and space for an undercounter fridge/freezer.

The bedroom has a view out on to the communal garden and is a generous double bedroom with fitted wardrobe units and matching bed side draw units.

There are communal gardens to be enjoyed by all the residents as well as private parking for both resident and visitors.



## ROOM DESCRIPTIONS

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# ACCOMMODATION

### HALLWAY

1.87m x 2.5m (6' 2" x 8' 2") (To max Dimensions)

Security Phone Entry System

### LOUNGE/DINER

4.38m x 3.52m (14' 4" x 11' 7")

### KITCHEN

2.05m x 3.09m (6' 9" x 10' 2")

### BEDROOM

3.72m x 2.95m (12' 2" x 9' 8")

### BATHROOM

2.02m x 1.68m (6' 8" x 5' 6")

# EXTERIOR

### GARDEN

(communal gardens)

### PARKING

Resident & Visitor Bays

# ADDITIONAL INFORMATION

### PROPERTY DETAILS

Council Tax Band - B

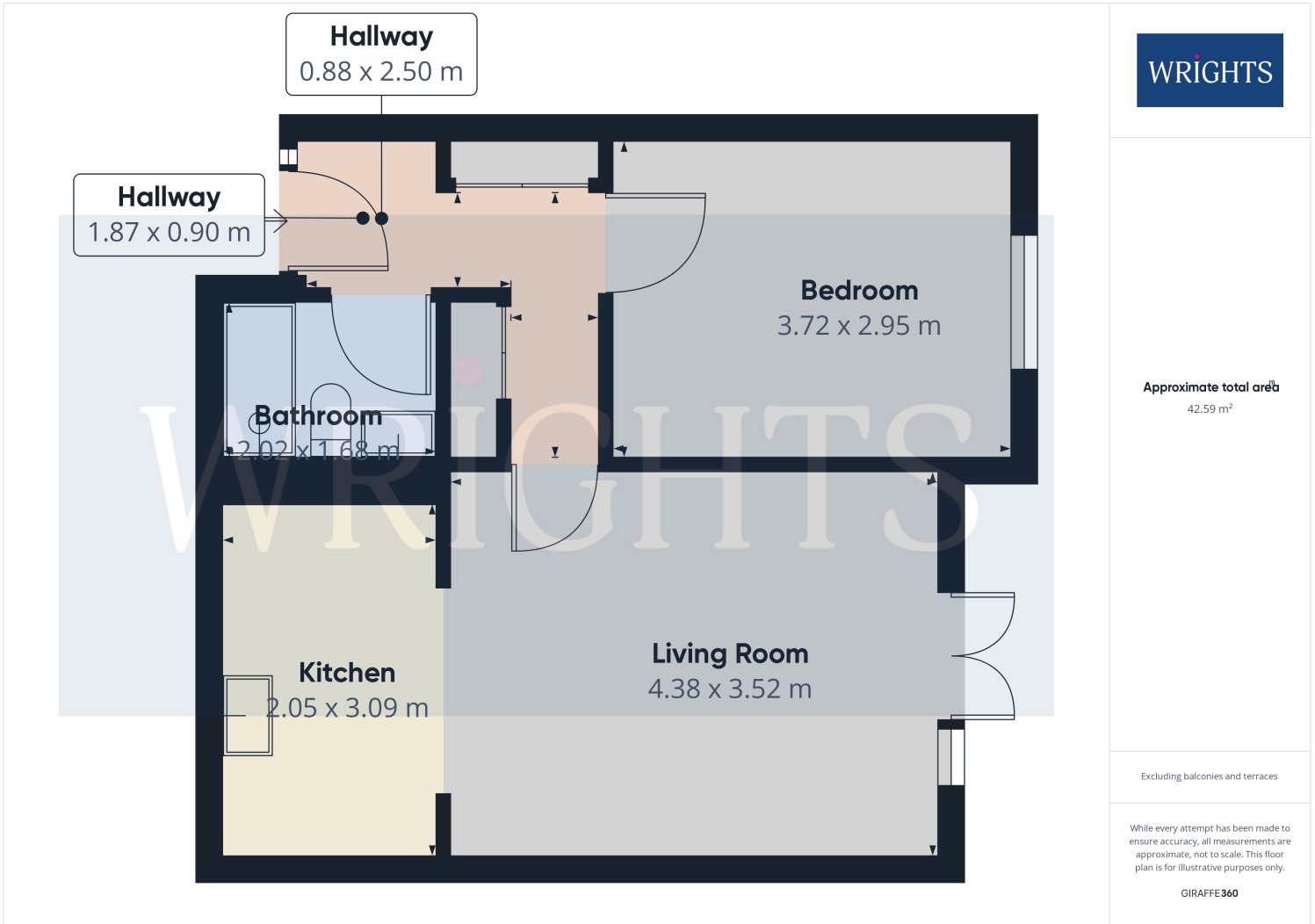
Length of lease is approx. 64yrs remaining

Service charge of £216.44 pcm

These figures are approximated and will need to be confirmed by your legal representative.



# FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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