



# Ashley Court, Hatfield, Hertfordshire. AL10 0RW

- CHAIN FREE
- TWO BEDROOM RETIREMENT APARTMENT
- WARDEN ASSISTED
- RESIDENT PARKING BAYS
- COMMUNAL MEETING ROOMS
- COMMUNAL GARDEN
- CLOSE TO TOWN CENTRE
- AGE RESTRICTIONS APPLY
- MONTHLY LIVE ENTERTAINMENT EVENTS
- PULL BELL ALARM SYSTEM





## PROPERTY DESCRIPTION

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Wrights are delighted to bring to market this 2-bedroom, top floor retirement property located within the popular development of Ashley Court. This property is ideally located close to Hatfield TOWN CENTRE and other local amenities. This development specific for the over 55's, is warden assisted and accommodates the use of communal seating areas and kitchen facilities.

This property consists of two spacious bedrooms, one large double and a well proportioned single. The kitchen is finished to a great standard and comprises of matching base and wall units. Fitted items include an electric oven, electric hob. There is space and plumbing for a washing machine and space for a fridge freezer.

Along with this, the apartment is facilitated with a shower room, consisting of a large shower, W/C and sink.

This retirement facility benefits from the use of communal gardens and indoor seating areas where the residents hold weekly events for entertainment. As well as the ability to use shared kitchen facilities. In addition, there is plenty of parking comprising of resident and visitor parking bays.





## ROOM DESCRIPTIONS

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# ACCOMMODATION

### HALLWAY

1.45m x 3.00m (4' 9" x 9' 10")

### LIVING ROOM

3.27m x 5.98m (10' 9" x 19' 7") (to max)

### KITCHEN

2.07m x 2.98m (6' 9" x 9' 9")

### BEDROOM ONE

2.93m x 3.50m (9' 7" x 11' 6")

### BEDROOM TWO

2.07m x 3.50m (6' 9" x 11' 6")

### BATHROOM

1.29m x 1.73m (4' 3" x 5' 8")

# EXTERNAL

### PARKING

Residential Parking Bays

Visitor Parking Bays

### COMMUNAL GARDENS

### COMMUNAL MEETING AREA

# ADDITIONAL INFORMATION

### PROPERTY DETAILS

Council Tax Band - C

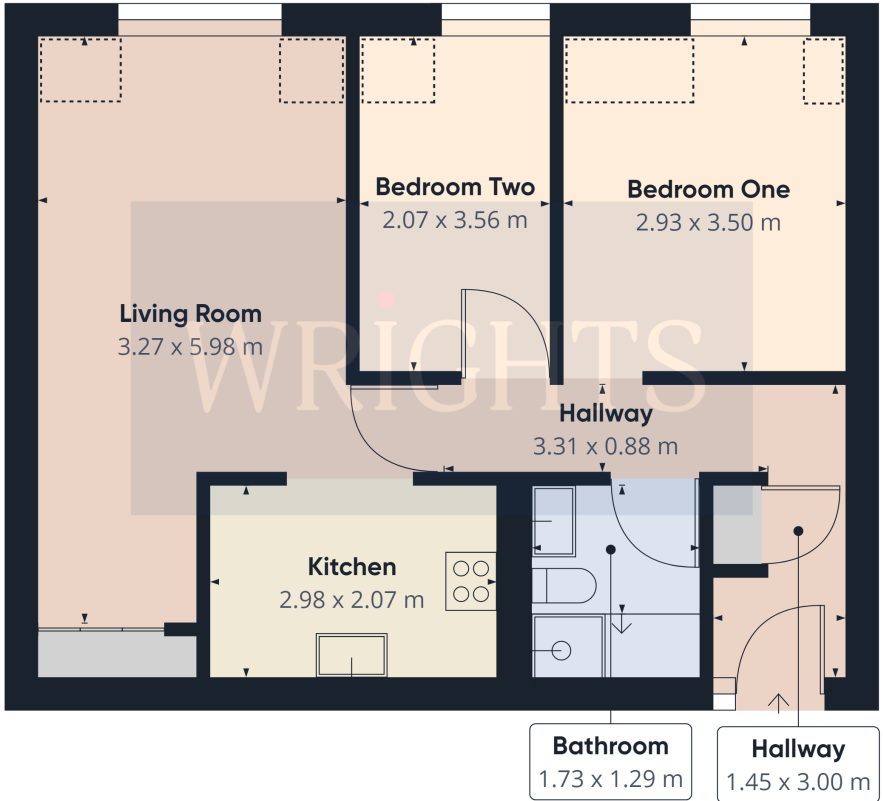
Lease Details - 99yrs from 1987

Ground Rent - TBC

Service Charge - £238 p/m



# FLOORPLAN & EPC



Approximate total area<sup>(1)</sup>  
54.47 m<sup>2</sup>

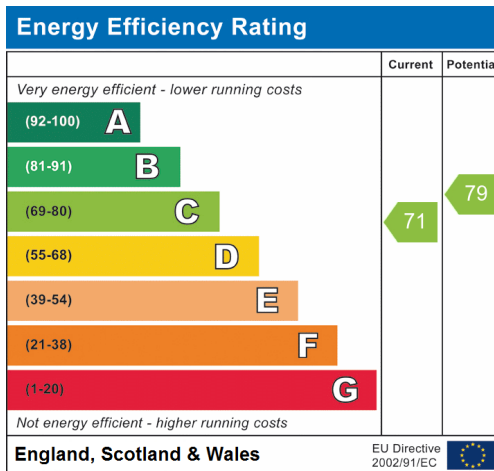
Reduced headroom  
2.87 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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