



**mather  
estates**

Ashley Court, Hatfield, AL10 0RW

**Chain Free £125,000**



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## Ashley Court, Hatfield

Newly refurbished warden assisted apartment for the over 55's, in a recently refurbished and conveniently situated development just a short level walk to the town centre and doctors surgery, the mainline train station, major road links and the Hatfield House Estate offering fabulous parkland and gardens, tea room and boutique shops are also withing walking distance.

This delightful apartment has been newly/fully renovated and is ready to move into with no onward chain.

The apartments benefit 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, lounge/diner with an opening to a newly fitted kitchen with built in appliances, double bedrooms, a newly fitted shower room. The windows are double glazed and the apartment has newly installed 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 adjacent to the building.







### **Communal Entrance Hall**

Security cameras and entryphone system, communal wc, lift and stairs to all floors, door to:

### **Communal Refitted Kitchen**

Range of refitted wall and base units, complimentary work surfaces and splash back with inset stainless steel sink/drainer, cooker with stainless steel chimney style extractor hood over, fridge/freezer.

### **Communal Laundry Room**

Two washer/dryers, refitted base units with stainless steel sink/drainer with mixer tap, double glazed door and window to communal drying area.

### **Communal Lounge**

Great sized room with doors opening to the gardens, opening to communal kitchen.

### **Private Entrance Hall**

Entrance door, entry phone system, two storage cupboards, inset spotlights, tiled flooring, doors to:

### **Living Room**

11'8" x 14'5"

Open plan to the kitchen, newly installed double glazed window to front, electric wall mounted heater, two television points.

### **Newly Fitted Kitchen**

10" x 6'10"

Newly fitted with a range of wall and base units, complimentary Quartz work surfaces and tiled splash

back, composite sink/drainer with mixer tap, built in electric hob, space for cooker with chimney style stainless steel extractor hood over, space for fridge, washing machine and dishwasher, newly installed recessed LED down lights, tiled flooring.

### **Double Bedroom**

10" x 9'4"

Newly installed double glazed window to front, electric wall mounted heater.

### **Newly Fitted Shower Room**

10" x 6'10"

Newly fitted and comprising of a fully tiled double shower with glazed partition, dual flush wc, vanity wash hand basin with mixer tap and storage under, complimentary wall tiling, chrome heated towel rail, extractor fan, newly installed recessed LED down lights, tiled flooring.

### **Communal Gardens**

Well maintained and mainly laid to lawn, flower and shrub beds, various specimens and evergreens, seating, lighting.

### **Communal Parking**

Communal resident and guest parking available.

### **Leasehold Information**

Service Charge; £2340.00 pa

Ground Rent; £250.00 pa

Approximately 60 years remaining.

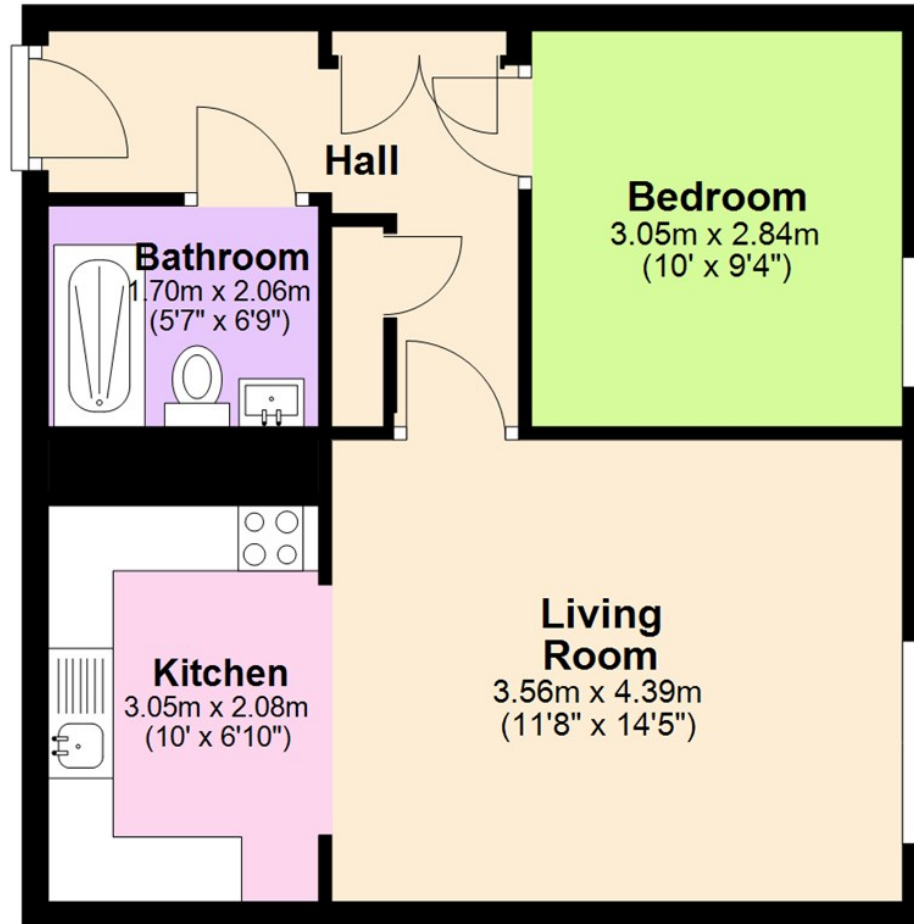






## Ground Floor

Approx. 44.0 sq. metres (473.7 sq. feet)



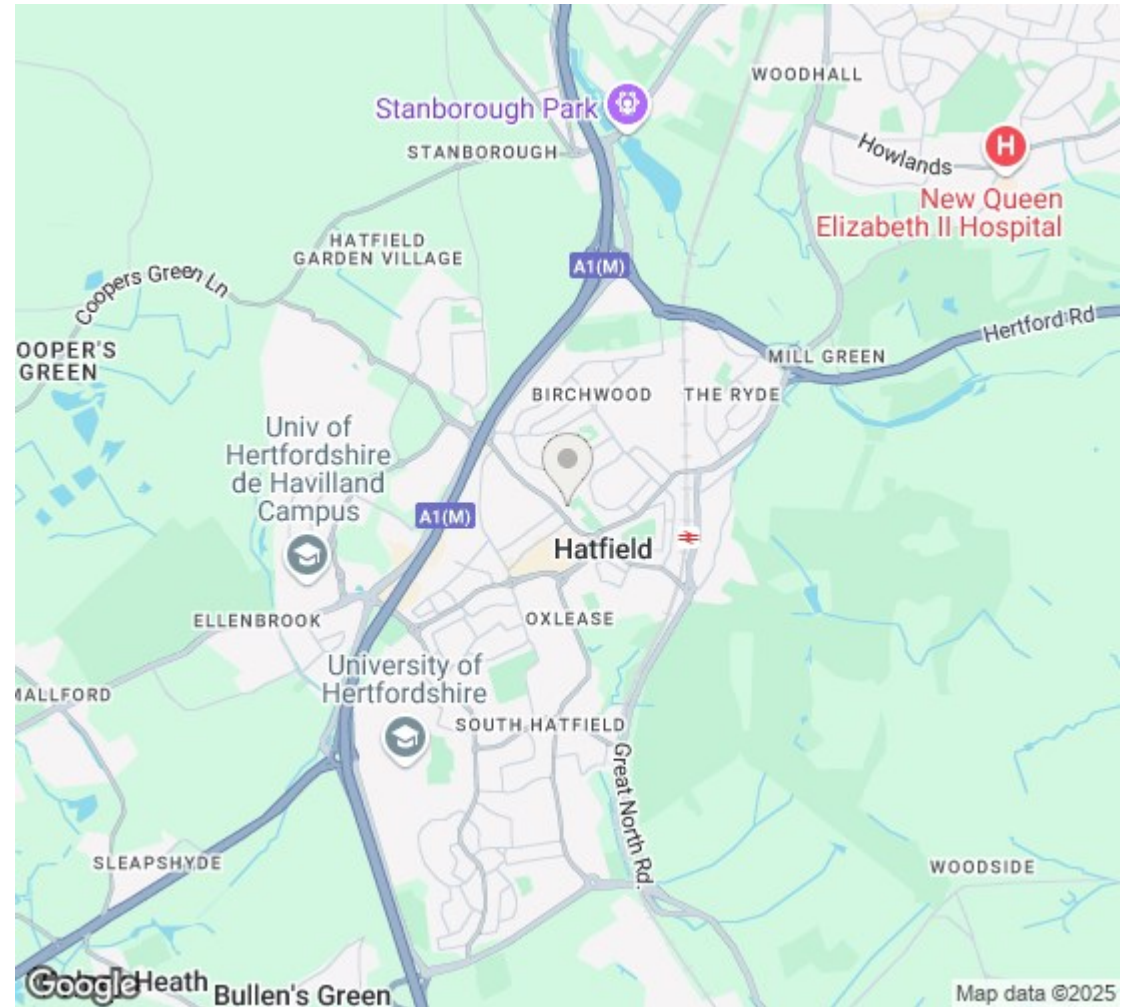
Total area: approx. 44.0 sq. metres (473.7 sq. feet)

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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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 &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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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