



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.

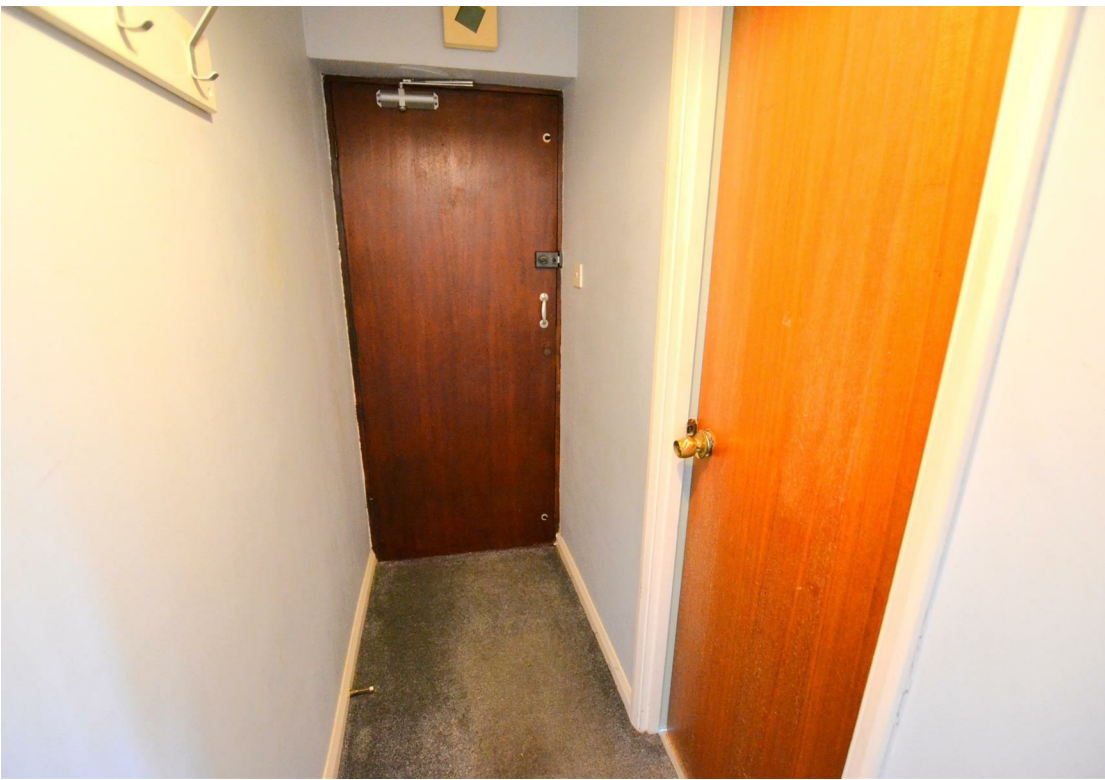
To arrange your viewing please call our team on 01707 270777.











**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**

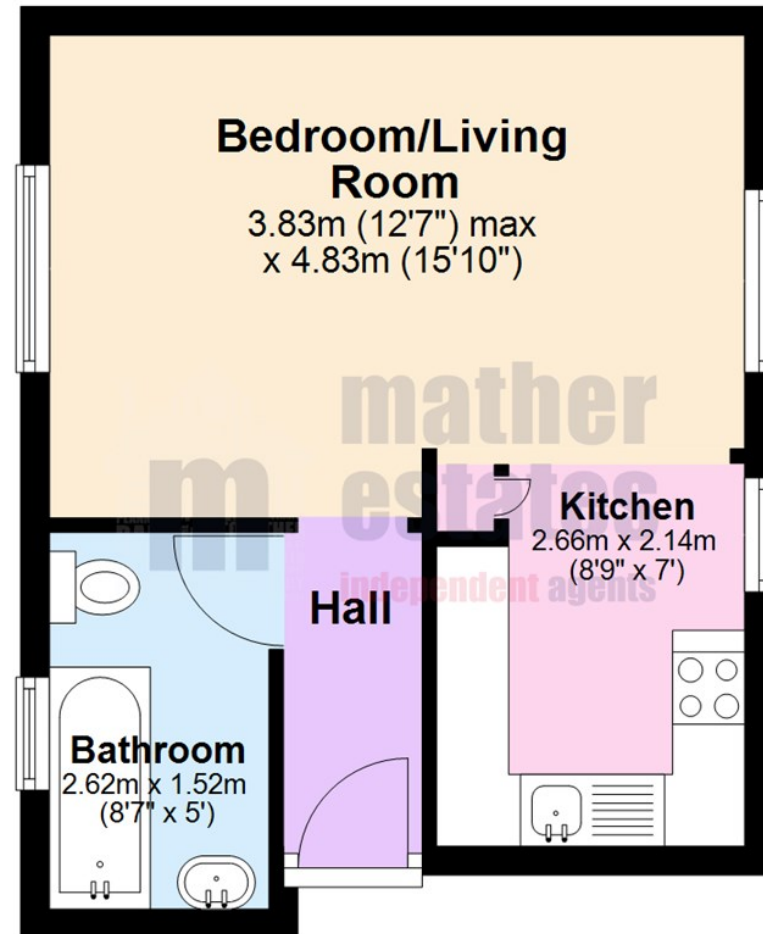
Communal garden space to rear

**Lease Information**




Service charge approxamatley £800 a year


Ground rent £10 per year.

## Ground Floor



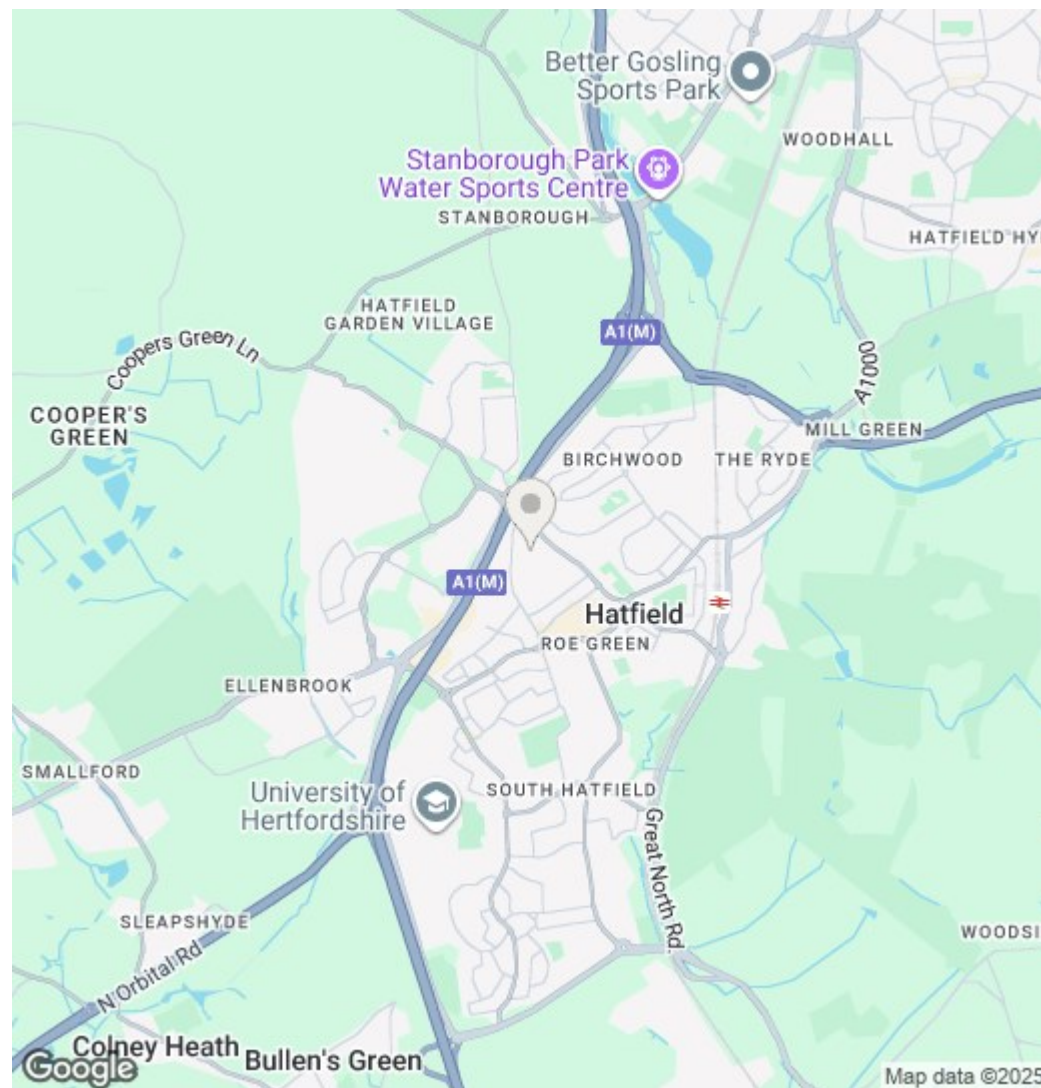
Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.  
Plan produced using PlanUp.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC
		



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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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