

## Ashley Court, Hatfield - AL10 0RW

£180,000 Leasehold

GROUND FLOOR APARTMENT • TWO BEDROOMS • SEMI OPEN PLAN KITCHEN • DIRECT ACCESS TO GARDENS • NEW CARPETS AND NEWLY DECORATED • RESIDENT PARKING • CLOSE TO SHOPS • OVER 60'S DEVELOPMENT • LEASEHOLD  
• EPC RATING - C

**KINGS**  
SALES LETTINGS MANAGEMENT



Situated in a popular over 60's warden assisted development on the outskirts of the Town Centre within walking distance to doctor surgeries, pharmacies and other shops and amenities is this recently decorated two bedroom ground floor apartment. The apartment comprises a hallway with storage, spacious living room with direct access to the garden, semi open plan kitchen, master bedroom, second bedroom with fitted wardrobes and a bathroom. This property further benefits from access to the communal facilities including living room and laundry room along with resident parking.

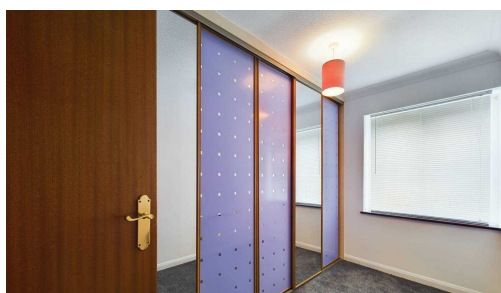
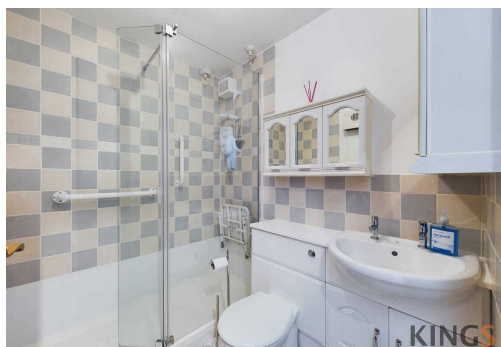


Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





Approximate total area<sup>(1)</sup>  
579.42 ft<sup>2</sup>  
53.83 m<sup>2</sup>

**Hallway**  
14'0" x 3'0"  
4.17 x 0.91 m

**Hallway**  
5'0" x 6'10"  
1.53 x 2.10 m

(1) Excluding balconies and terraces

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

