



Connells

32 Ashley Court
Hatfield



Property Description

This two bedroom, top floor, retirement apartment located in Hatfield within close proximity to local amenities including Hatfield Town centre and The Galleria.

The property benefits from a recent full refurbishment, including a new fitted kitchen, shower room, two bedrooms and an open plan reception.

The retirement development has an onsite communal lounge and kitchen, gardens and laundry room for the residents, it also has guest accommodation.

Call now to arrange a viewing



Entrance Hall

Access to all rooms and airing cupboard.

Lounge

15' 6" x 11' 3" (4.72m x 3.43m)

2x electric heaters and 2x double glazed windows to the side.

Kitchen

7' 6" x 8' 7" (2.29m x 2.62m)

Newly fitted kitchen with modern grey tiles, space for fridge/freezer, oven sink and storage cupboards.

Bedroom One

13' 3" x 11' 4" (4.04m x 3.45m)

Double glazed window to the front and electric heater to the side.

Bedroom Two

8' 6" max x 9' 10" max (2.59m max x 3.00m max)

Double glazed window to the front.

Bathroom

WC, wash hand basin, tiled walls, wet room with walk in shower.

Leasehold Information

The Lease on this property has a term of 62 years. With a ground rent of £1 per annum

Buyers Note

*Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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E welwyngardencity@connells.co.uk

38 Wigmores North
 WELWYN GARDEN CITY AL8 6PH

EPC Rating: C Council Tax
 Band: C

Service Charge:
 2880.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WWY306115

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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