Ashley Court, Hatfield, AL10 0RW

£135,000

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Ashley Court, Hatfield

Fully refurbished warden assisted apartment for the over 55's, in a recently refurbished development just a short level walk to the town centre and doctors surgery.
This delightful apartment has been 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 adjacent to this apartment.

The apartment itself briefly comprises of a private entrance hall with security entryphone system, emergency pull cords, lounge/diner with an opening to a refitted kitchen with brand new appliances, two bedrooms, a refitted 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.

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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
Storage cupboard, doors to:

Living Room
15'5" x 11'3"
Open plan to the kitchen, two double glazed windows to front, two wall mounted electric heaters, emergency pull cord.

Refitted Kitchen
8'7" x 7'6"
Refitted with a range of wall and base units, complimentary work surfaces and tiled splash back, one and a half bowl stainless steel sink/drainer with mixer tap, space for cooker with extractor hood over, space for fridge and washing machine, wood effect flooring.

Bedroom One
13'3" x 11'3"
Double glazed window to front, wall mounted electric heater, emergency pull cord.

Bedroom Two
9'10" x 8'6"
Double glazed window to front, wall mounted electric heater.

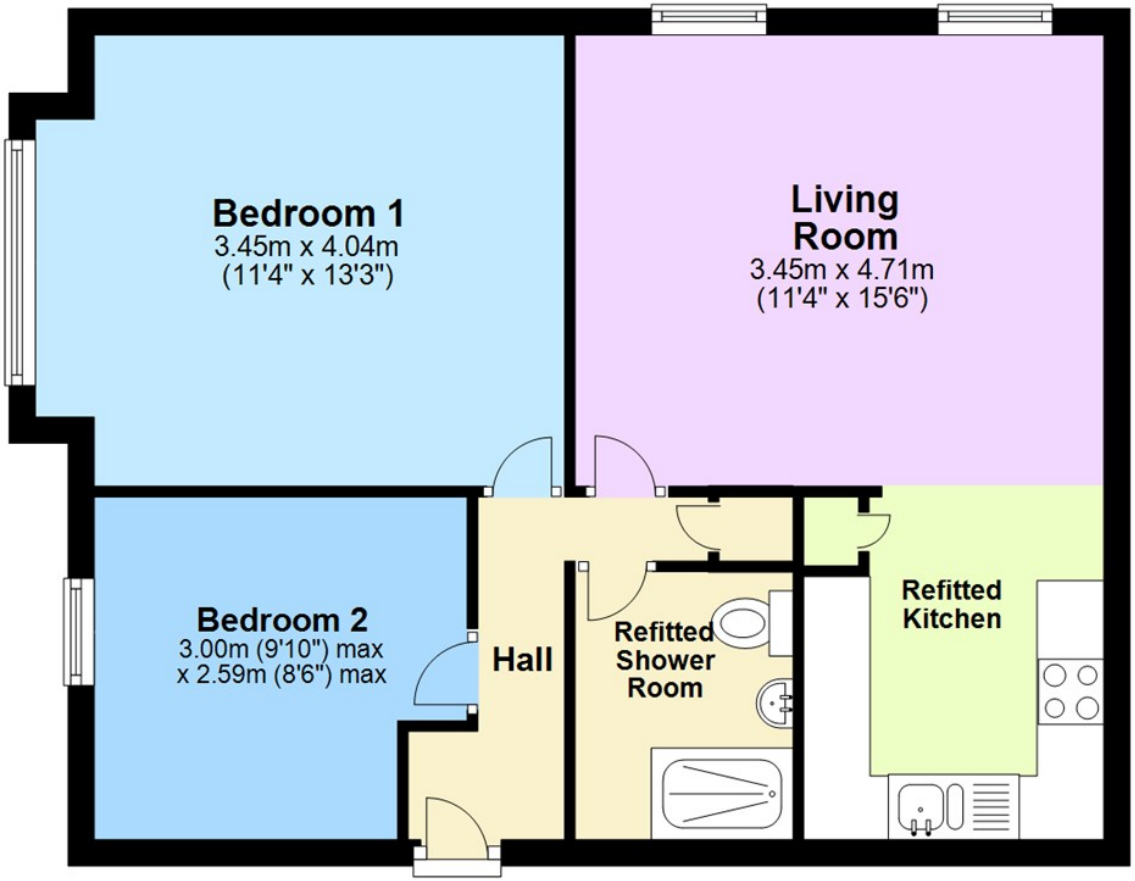
Refitted Shower Room
Refitted and comprising of fully tiled corner shower with sliding doors, dual flush wc, pedestal wash hand basin, complimentary tiling, extractor fan, emergancy pull cord.

Communal Gardens
Well maintained and mainly laid to lawn, flower and shrub beds, various specimens and evergreens, seating, lighting, refuge and recycling area.

Parking
Communal parking for both residents and guests.

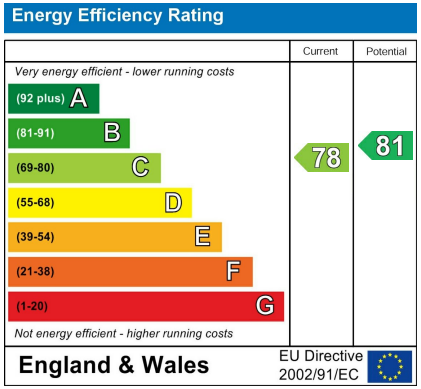
Second Floor

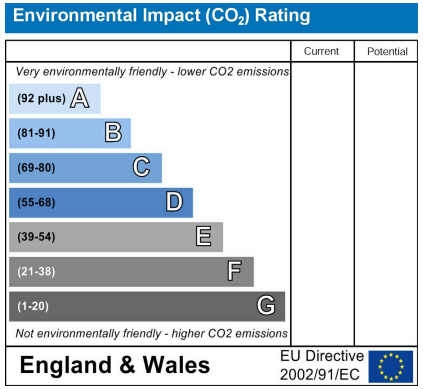
Approx. 48.2 sq. metres (518.7 sq. feet)

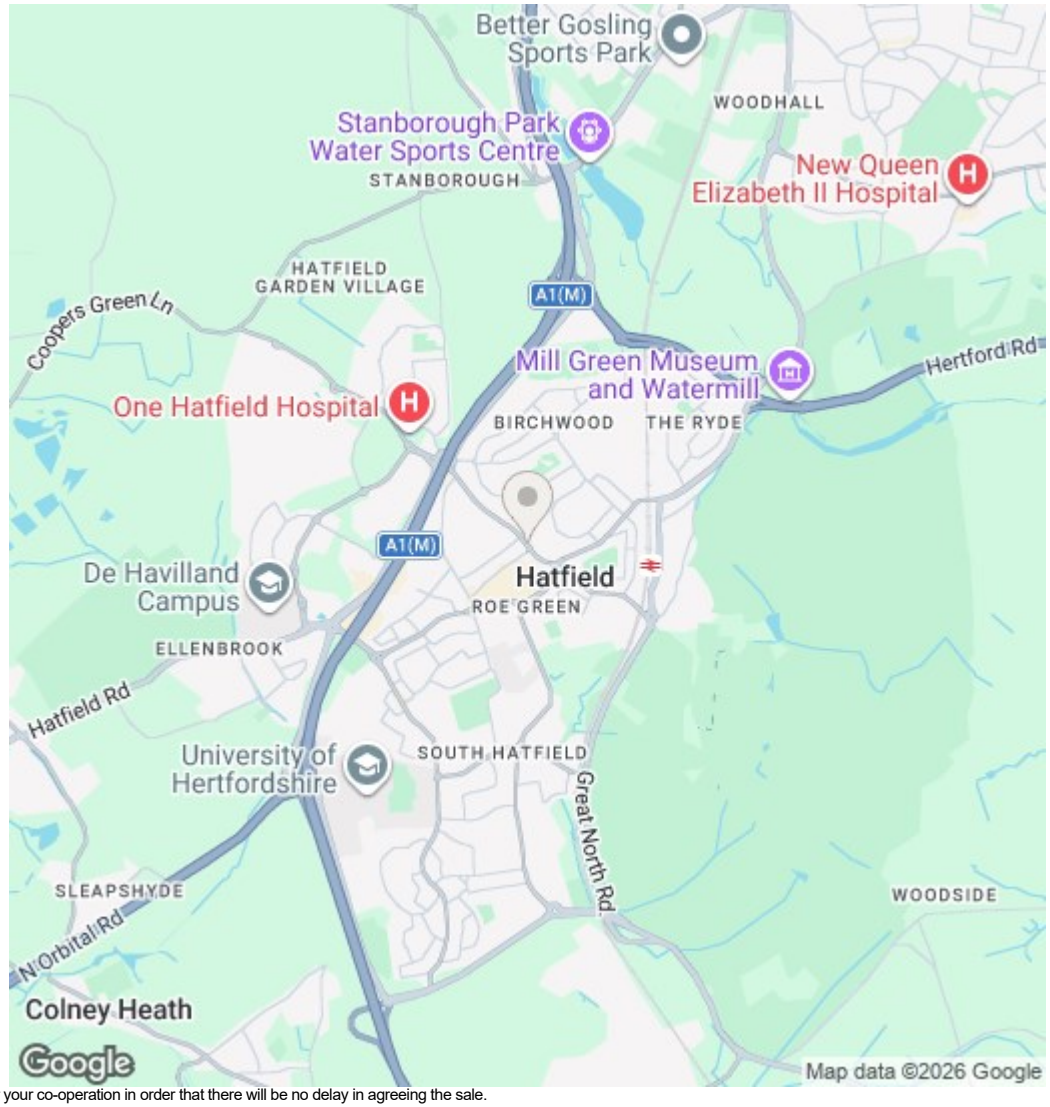


Total area: approx. 48.2 sq. metres (518.7 sq. feet)

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.







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2: These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and must be considered incorrect.
3: Potential buyers are advised to recheck measurements before committing to any expense. No equipment, fixtures, fittings or services have been checked, it is in the buyers interests to check the working condition of any appliances.
4: 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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27 Market Place, Hatfield, Hertfordshire, AL10 0LJ
01707 270777 | hatfield@matherestates.com