



Ashley Court, Hatfield
£110,000



Situated in the heart of a sought-after over 60's retirement development, this impressive second floor apartment is ideally positioned within easy reach of local shops, medical facilities, and public transport links, ensuring convenience and peace of mind for residents. The property is offered chain free and has been thoughtfully modernised throughout, presenting a bright and welcoming interior. Upon entry, you are greeted by a spacious hallway with ample storage. The generous double bedroom features fitted wardrobes and a large window, allowing natural light to flood the space. The living room is well-proportioned and provides a comfortable area for relaxation or entertaining, with neutral décor and laminate flooring. The newly installed Howdens kitchen is equipped with contemporary units, integrated appliances, and durable worktops, making it both stylish and practical. The brand new shower room is finished to a high standard with a walk-in shower enclosure, modern vanity unit, and chrome fixtures. The flat also benefits from brand new electric heating, double glazing throughout, and a secure entry system for added security. As a warden-assisted block, residents enjoy the reassurance of on-site support and a friendly community atmosphere. The property is leasehold and boasts an excellent EPC rating of B, ensuring energy efficiency and lower running costs. Externally, the development offers well-maintained communal grounds with mature planting and seating areas, perfect for socialising or enjoying the outdoors in a tranquil setting. Residents and their guests benefit from communal parking bays as well as additional visitor parking, ensuring convenient access at all times. The building is designed with accessibility in mind, featuring lift access to all floors and secure entry points. There is also a communal lounge and laundry facilities available for residents, enhancing the sense of community and providing additional convenience. The property presents a rare opportunity to acquire a move-in ready home within a popular retirement complex. This leasehold apartment is ideal for those seeking independent living with the comfort of support and a vibrant social environment.

- SECOND FLOOR APARTMENT
- ONE DOUBLE BEDROOM
- CHAIN FREE
- BRAND NEW HOWDENS KITCHEN
- BRAND NEW SHOWER ROOM
- WARDEN ASSISTED BLOCK
- OVER 60'S RETIREMENT DEVELOPMENT
- BRAND NEW ELECTRIC HEATING
- LEASEHOLD
- EPC RATING - B



KINGS
SALES LETTINGS MANAGEMENT



Bathroom
6'9" x 5'7"
2.08 x 1.71 m

Hallway
5'11" x 4'7"
1.83 x 1.40 m

Hallway
3'0" x 8'2"
0.92 x 2.51 m

Bedroom
12'5" x 9'9"
3.79 x 2.98 m

Kitchen
6'9" x 9'10"
2.07 x 3.00 m

Living Room
14'6" x 11'7"
4.42 x 3.55 m

Approximate total area⁽¹⁾

467.99 ft²

43.48 m²

Reduced headroom

13.97 ft²

1.30 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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