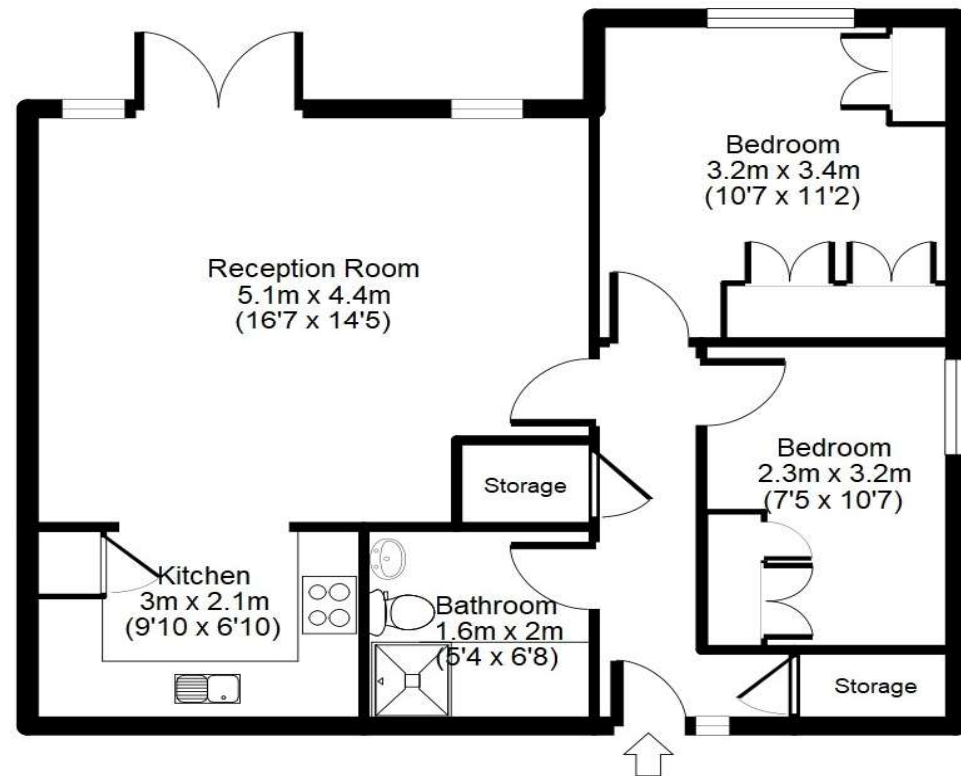


Ashley Court, Hatfield, AL10

APPROX GROSS INTERNAL FLOOR AREA: 613 sq. ft / 57 sq. m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C	71	79
(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	

For identification purposes only
Measurements are approx and not to scale

THE CONSUMER PROTECTION REGULATIONS 2008 % THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight of the Title documents. Referenced to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore, solicitors should confirm that items described in the sales particulars are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchasers should check the accuracy of the measurements themselves.

Wellfield Road, Hatfield Leasehold

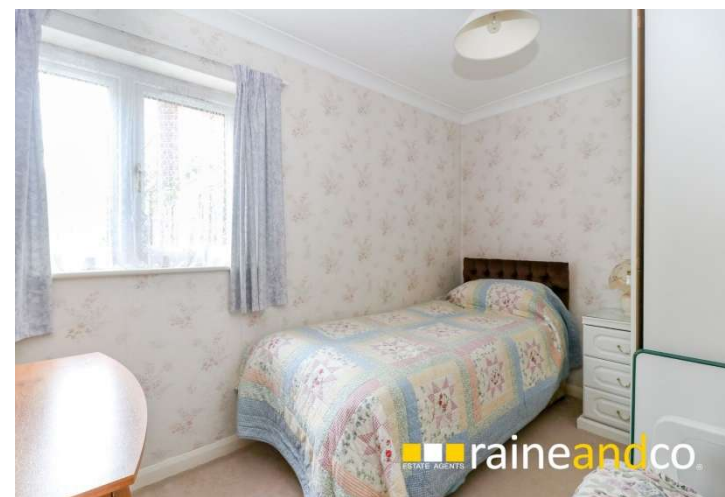
Price £200,000



153+ YEARS LEFT ON THE LEASE! A ground floor RETIREMENT FLAT with direct access via French Doors to a patio area in the communal gardens. This property is located within this popular age restricted development located close to Hatfield Town Centre.

- Retirement Flat
- Ground Floor
- Two Bedrooms
- Living Room
- Kitchen with Hob & Oven
- Refitted Shower Room
- Double Glazed
- Direct Access to Communal Garden





Communal Entrance Hall

Via a video entry-phone. Lift and stairs to all floors. Carpeted. Secondary access to Wellfield Road. Frosted glazed front door with side window to:

Entrance Hall

Storage cupboard. Airing cupboard. Electric storage radiator. Doors to:

Living Room

Two electric storage radiators. Alarm pull cord. Double glazed window to front. Double glazed French doors to front and patio area in the communal garden. Arch to:

Kitchen

Comprising a range of matching refitted wall and base units, some with glazed fronts and display shelving. Work surfaces with inset single bowl single drainer stainless steel sink unit with mixer tap. Part tiled walls. Built in electric hob with oven under and overhead concealed filter hood. Built in concealed dishwasher. Space for upright fridge/freezer.

Bedroom One

Range of fitted wardrobes, some with mirrored fronts and matching bedside drawers. Slimline electric radiator. Alarm pull cord. Double glazed window to front.

Bedroom Two

Fitted triple wardrobe. Slimline electric radiator. Alarm pull cord. Double glazed window to side.

Shower Room

Refitted with a fully tiled walk-in double shower tray, glazed screen and electric wall mounted shower. Low level W.C. Vanity unit with wash hand basin, mixer tap and cupboard under. Tiled walls. Tiled floor. Extractor fan. Alarm pull cord. Wall mounted electric heater.

Communal Features

The communal facilities comprise of a communal room with kitchenette area. Well-tended gardens with seating area. Laundry Room. Guest accommodation (Charge applicable) and an onsite warden.

Service Charge

The service charge includes Buildings Insurance, exterior window cleaning, water rates and maintenance / cleaning of communal areas.

Further Details

The property is Leasehold