
 2 Bedrooms

 1 Bathroom

 1 Reception

 EPC Band B





**Plot 1029, South Gate House: 2-bed ground floor apartment, 657 sq ft, parking for one car. \*Off-Plan Reservations Underway – Arrange an Appointment Today!\***

### Description

Ascots Green brings to life Sir Ebenezer Howard's vision with 340 traditionally-inspired homes from one-bedroom apartments to five-bedroom family homes, blending rural and urban life. With a central square and 47 acres of open space, the development respects local architecture and natural features, giving Ascots Green a distinct identity. The homes reflect local design while incorporating modern materials and technology. Plot 1029, South Gate House A, offers a 657 sq ft, two-bedroom ground floor apartment with parking. Off-plan reservations are available. Ascots Green residents will enjoy diverse cultural and retail experiences, a new home for Hatfield & Crusaders cricket club, vast open spaces, a community orchard, and playgrounds. Note: Photos are from a previous development for illustration. CGIs and floorplans may change. Contact the sales team for accurate details.

### Location

Ascots Green is nestled between charming towns and exquisite green spaces. With Welwyn, Hatfield, and Hertford nearby, enjoy shops, restaurants, and scenic landscapes. Explore historic Hatfield Park and woodland walks, offering nature and leisure.

Buyers Information: - In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.





## Ascots Green

## South Gatehouse (A) - T1 2 bedroom apartment

Block D: Plot 1029

61.0 sq. m / 657 sq. ft



GF



FF



ST: Store WD: Wardrobe HWC: Hot Water Cylinder

DIMENSIONS	m	ft
Living/Kitchen/Dining	6.55m x 3.71m	21'6" x 12'2"
Bedroom 1	3.72m x 3.15m	12'2" x 10'4"
Bedroom 2	3.33m x 2.46m	10'11" x 8'1"
Bathroom	2.20m x 2.13m	7'2" x 7'0"

**Important Information** These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.