




**Cavendish Place,  
Aldykes, Hatfield,  
Hertfordshire, AL10**

 **2 Double Bedrooms**

 **2 Bath/Shower Rooms**

 **1 Reception Room**

 **Allocated Parking**

 **Communal**

 **EPC Band B**

**Council Tax**  
Band: C – £2,111.65 (2025-2026)

Leasehold: From 25/03/2009 – 173  
years remaining  
Service Charge: £1,500 pa  
Ground Rent: Peppercorn

**Guide Price**  
**£285,000 Leasehold**

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A spacious two bedroom, two bathroom top floor apartment with attractive views, allocated parking, and no chain and extended lease.

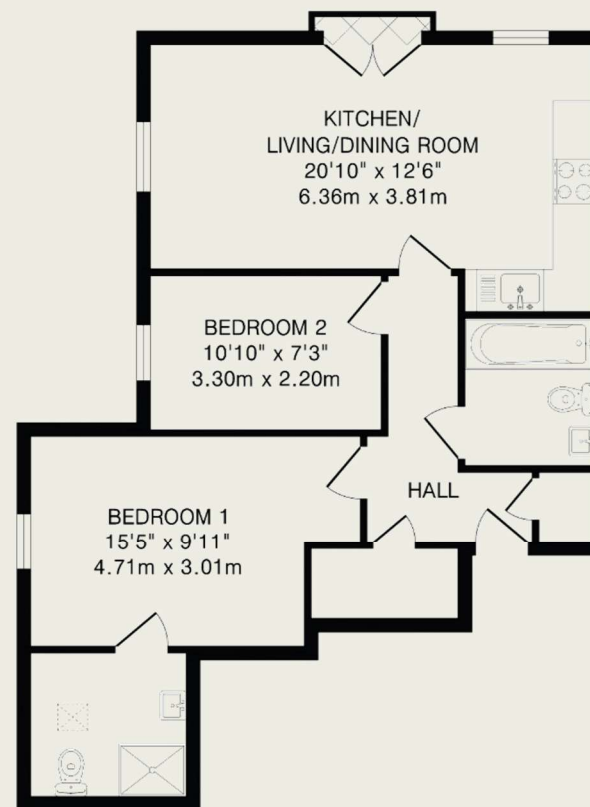
### Description

We are pleased to present this beautifully maintained two bedroom, two bathroom apartment situated on the top (second) floor of a highly regarded and well-positioned development. Ideally located close to local amenities, Hatfield Business Park, the University of Hertfordshire, The Galleria shopping centre, and with excellent access to the A1(M), this property is perfect for professionals, investors, or first-time buyers. The apartment is thoughtfully designed and features a contemporary fitted kitchen complete with integrated appliances, a spacious living area with a Juliette balcony, and two generous double bedrooms—including a principal bedroom with en-suite facilities. Additional benefits include a separate bathroom, a dedicated laundry room, a secure entry system, and heated communal areas for added comfort. Residents will also enjoy the convenience of allocated parking (soon to be gated), cycle storage, and a well-maintained communal environment.

This is a superb opportunity to acquire a stylish and spacious home in a thriving location.

### Location

Cavendish Place is a modern private development consisting of just 18 apartments, built circa 2009. The property is perfectly located for easy access to local amenities, Hatfield Business Park, University,



Second Floor

TOTAL FLOOR AREA: 655 sq.ft.(60.8 sq.m)approx.

This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

#### 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.

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