Dragon Road, Hatfield, AL10 9NX

£160,000

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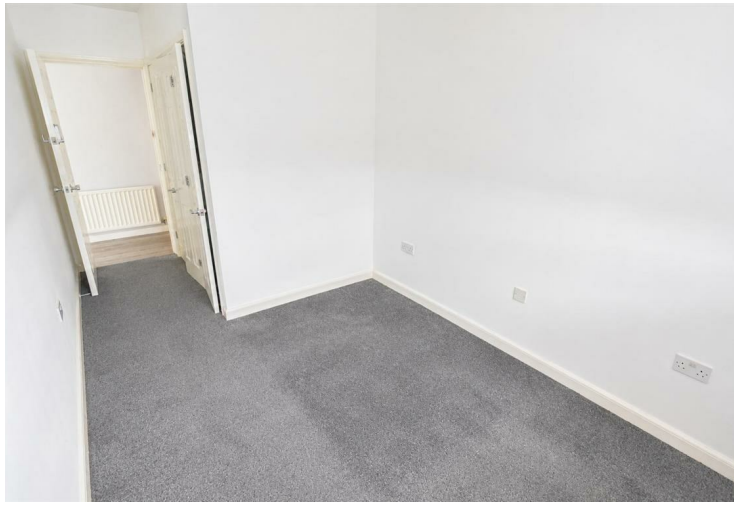
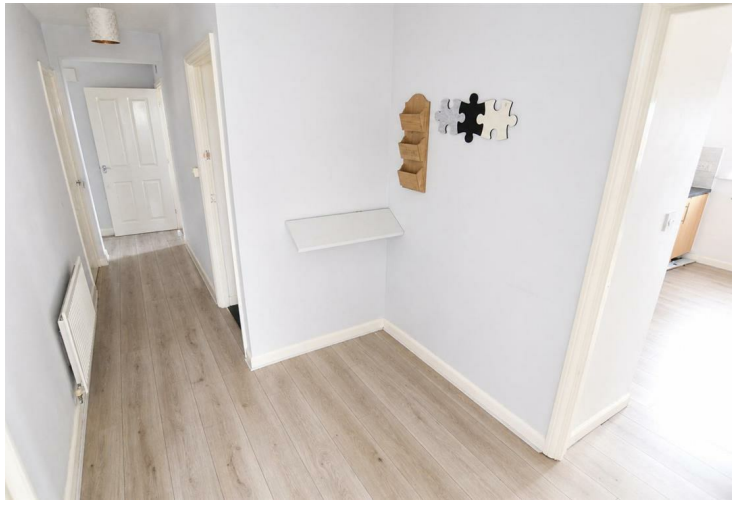
Dragon Road, Salisbury Village, Hatfield

Two double bedroom, two reception room, two bathroom third floor apartment with allocated underground parking, situated in the popular "Salisbury Village" area.

Offered for sale with immediate vacant possession, cash buyers are preferred. This apartment offers a security entry phone system, open plan lounge/kitchen with built in appliances, dining room, master bedroom with en-suite shower room/wc, further double bedroom and bathroom/wc.

The property is double glazed and has gas radiator central heating. Outside there are communal grounds and an under ground car park with one allocated space.

Please call us on 01707 270777 to arrange your viewing.

Entrance Hall
Storage cupboard, radiators, doors to:

Lounge
Double glazed windows, radiator

Kitchen
Refitted range of wall and base units, complimentary work surfaces and tiled splashbacks, stainless sink drainer with mixer tap, built in gas hob with dual oven under and stainless steel chimney extractor over, built in fridge/freezer, wood effect flooring., inset spotlights

Dining Room
Double glazed window to side, radiator

Master bedroom
Double glazed window, radiator, door to:

En-suite
Comprising corner shower cubicle, vanity wash hand basin with mixer tap and storage under, dual flush wc, extractor fan

Bedroom Two
Double glazed window, built in wardrobes, radiator.

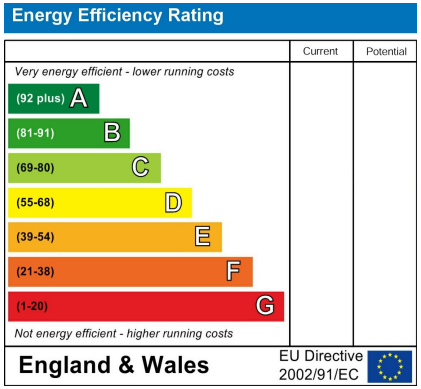
Bathroom
Comprising of panel enclosed with mixer tap and shower over, pedestal wash hand basin with mixer tap, dual flush wc, shaver point, complimentary wall and floor tiling, extractor fan, heated towel rail, double glazed window to rear.

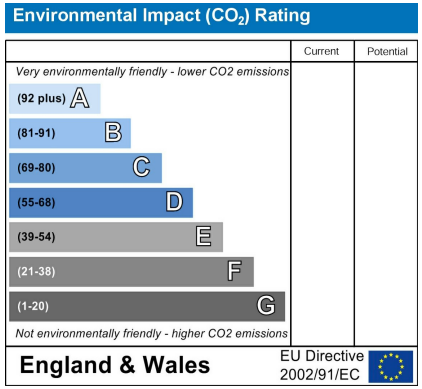
Underground parking
Private allocated space for one vehicle.

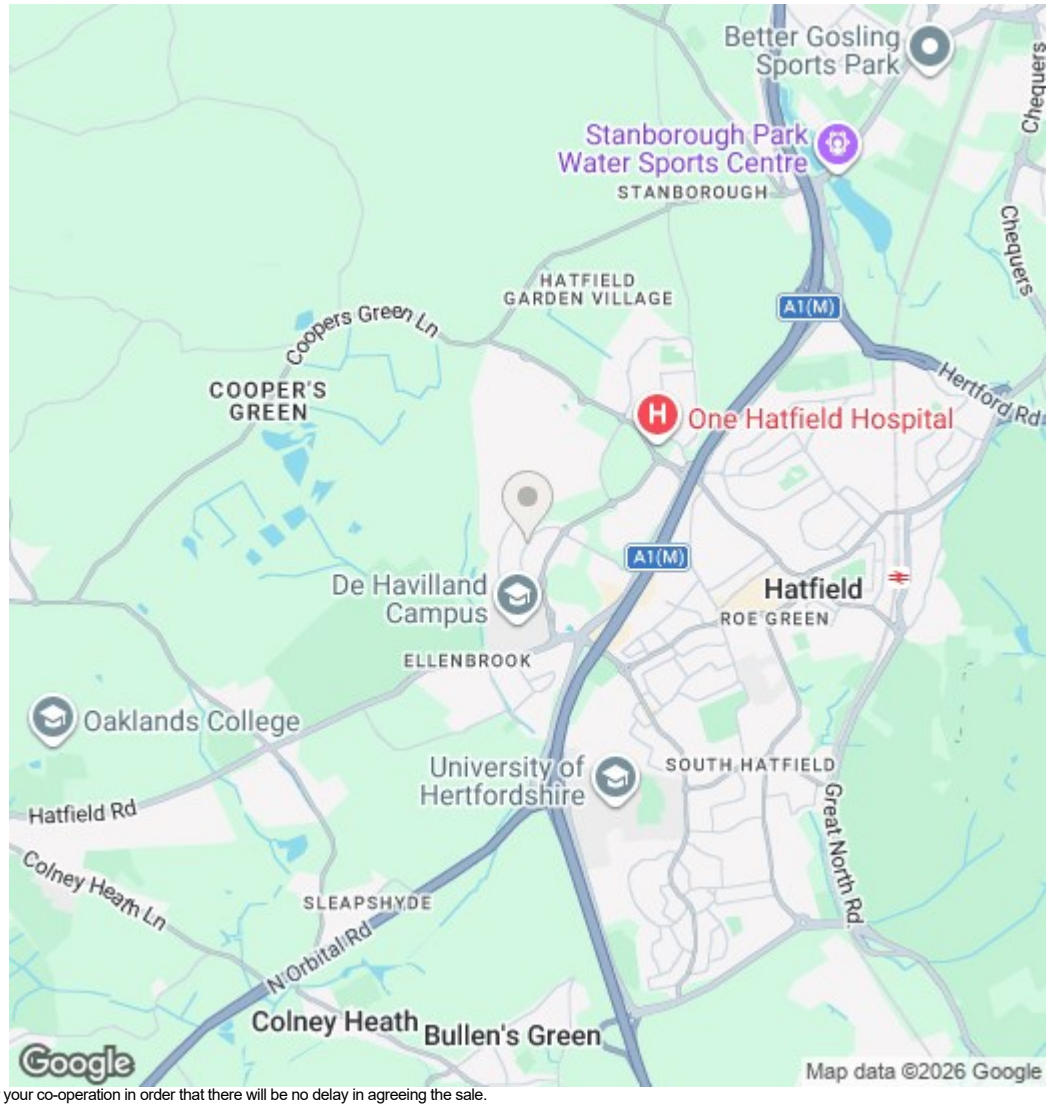
Second Floor

Approx. 67.2 sq. metres (723.3 sq. feet)

Total area: approx. 67.2 sq. metres (723.3 sq. feet)







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independent agents

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
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.
5: To conform with the Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers, prior to any offer being formally accepted and a memorandum of sale being issued. We require all buyers to pay a fee of £30 inc vat to Mather Estates. You will then be required to provide your name, address, email, date of birth and ID to our nominated third party to confirm your identity.

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