



Dragon Road, Hatfield, AL10 9NX

Chain Free £210,000



**Dragon Road, Salisbury Village,
Hatfield**

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

Offered for sale with immediate vacant possession, this chain free 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 with double bedroom and bathroom/wc.

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

Please call us on 01707 270777 for further information or to arrange your viewing.





Entrance Hall

Storage cupboard, electric radiators, doors to:

Lounge

8'4 x 8'2

Double glazed window to side and french doors to Juliet balcony

Kitchen

13'8 x 8'2

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, double glazed french doors to front opening to Juliet balcony, wood effect flooring., inset spotlights.

Dining Room

9'5 x 8'5

Double glazed window to side, radiator

Master Bedroom

17'4 max x 8'2

Double glazed french doors to front opening to Juliet balcony, radiator, door to:

En-suite

Bedroom Two

Double glazed french doors to front opening to Juliet balcony, built in wardrobes, radiator.



Bathroom/wc

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 Allocated Parking

Private allocated space for one vehicle.

Leasehold Information

999 years with approximately 979 years remaining

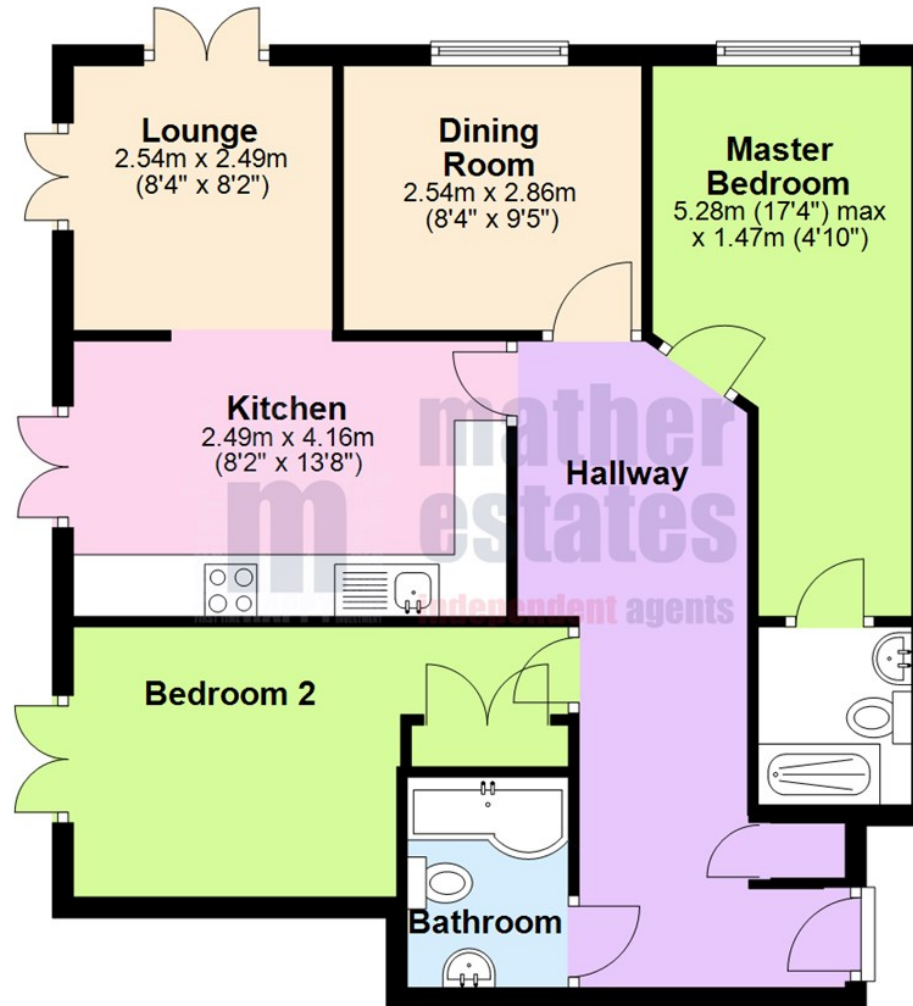
Ground Rent: £299 per annum approximately

Service Charge: £2884.50 per annum approximately



Second Floor

Approx. 66.6 sq. metres (716.4 sq. feet)

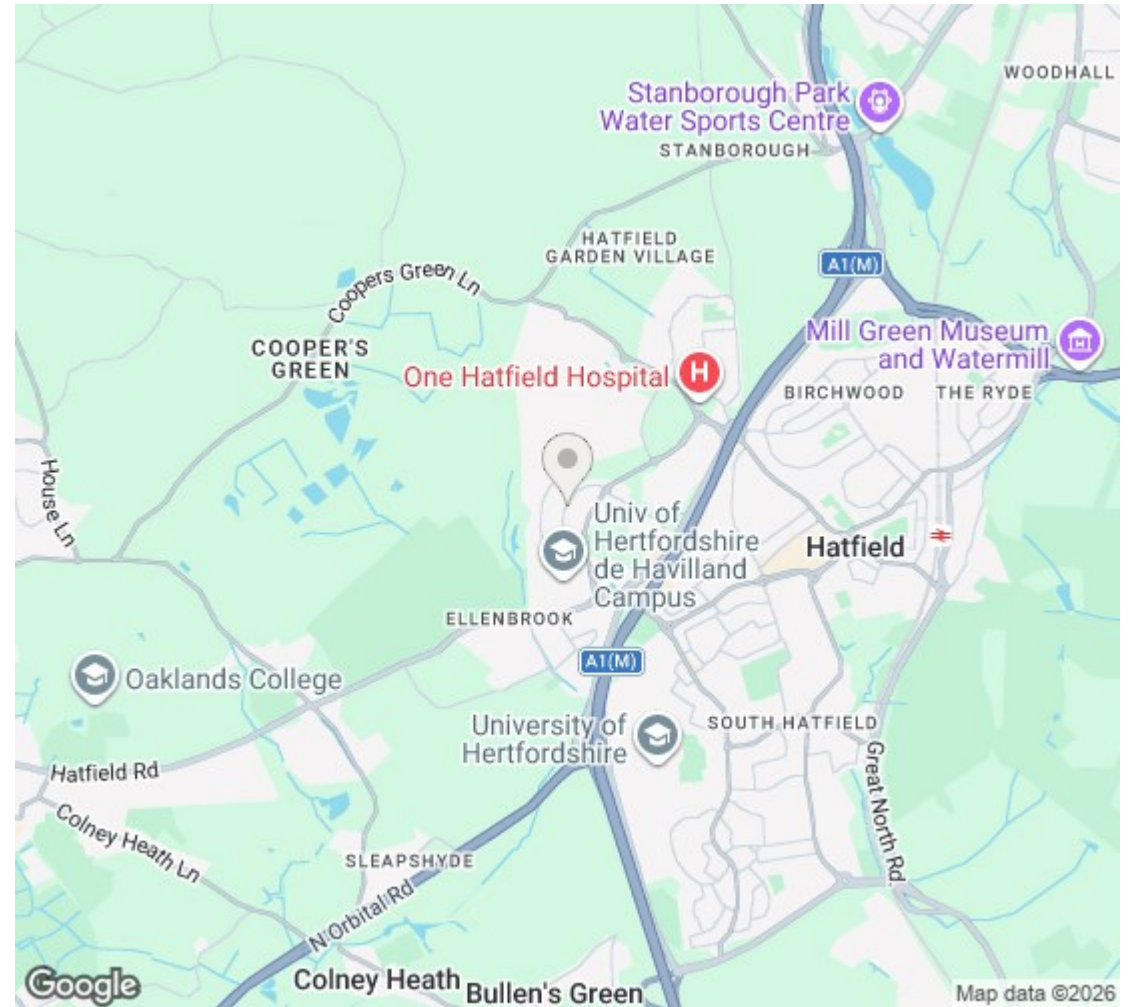


Total area: approx. 66.6 sq. metres (716.4 sq. feet)

Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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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