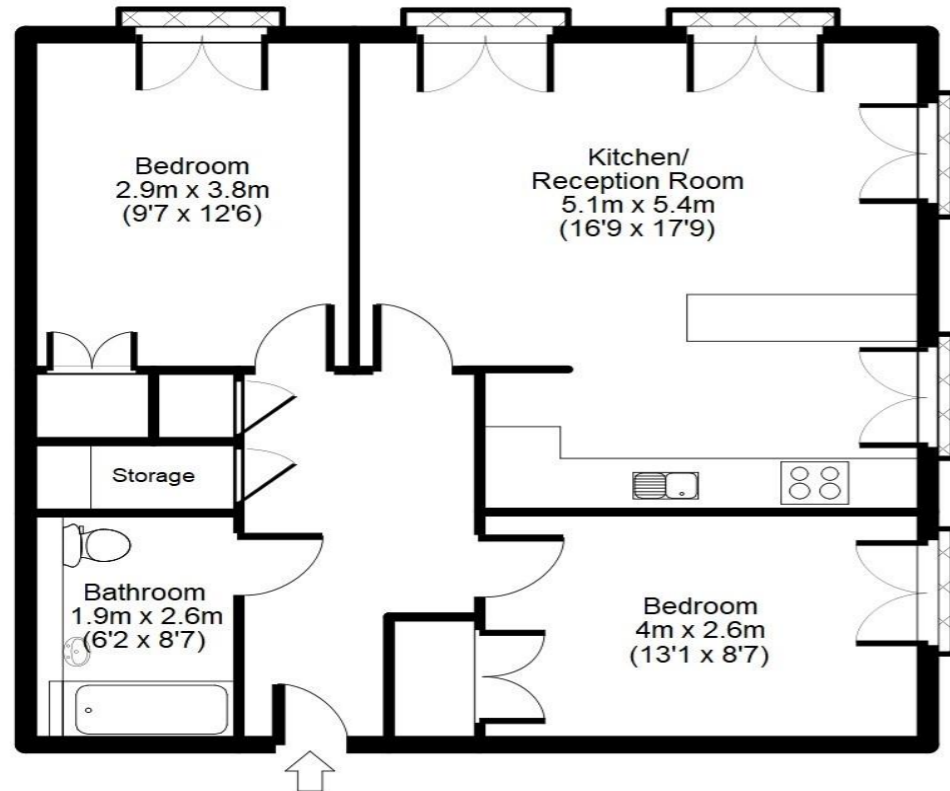
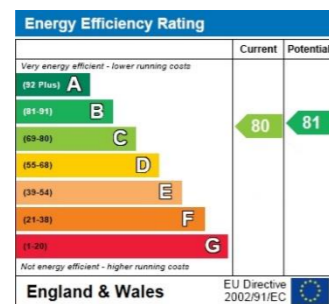


## Dragon Road, Hatfield, AL10

APPROX GROSS INTERNAL FLOOR AREA: 698 sq. ft / 65 sq. m



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.

## Dragon Road Salisbury Village, Hatfield Leasehold £230,000



Chainfree. A spacious first floor two bedroom apartment ideally located within Salisbury Village situated within walking distance to David Lloyd Gymnasium, The University of Hertfordshire and The Galleria Shopping Centre. The property has recently undergone refurbishment.

- First Floor Apartment
- Two Bedrooms
- Located within Salisbury Village
- Walking Distance to The Galleria Shopping Centre
- Newly Decorated
- New Flooring Throughout
- Allocated Parking
- Communal Gardens
- CHAIN FREE





**Communal Entrance**

Via entry phone system. Carpeted hallways. Stairs to all floors.

**Apartment Entrance**

Leading into entrance hall. Storage cupboards. Doors to all rooms. Single radiator.

**Open Plan Kitchen / Dining / Living Area**

Kitchen - comprising a range of matching fitted wall and base units. Stainless steel sink unit with mixer tap. Part tiled walls. Gas cooker hob with oven under. Space for upright fridge freezer and washing machine. Double glazed window.

Dining / Living - dual aspect. Double glazed windows with Juliet balconies. Two double radiators. Multiple plug points

**Bedroom One**

Built in double wardrobe. Multiple plug points. Single radiator. Double glazed window.

**Bedroom Two**

Built in double wardrobe. Single radiator. Multiple plug points. Double glazed window.

**Bathroom**

Comprising of panel enclosed bath with mixer tap and shower attachment. Low level WC. Wash hand basin. Double radiator.

**Agent's Note**

As confirmed by the vendor, please see below:

Length of Lease 999 years from 2003

Monthly Service Charge approx £173.08

Ground Rent is split over two payments in the year - £194.10

**Further Details**

The property is Leasehold

Council Tax Band - Band C