



108, Dragon Road

Hatfield,
Hertfordshire, AL10 9NX
£185,000

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properties

The accommodation is both generous and versatile, centred around a bright dual-aspect open-plan kitchen and lounge area featuring integrated appliances and multiple Juliet balconies, creating an abundance of natural light throughout. In addition, there is a separate reception room which offers excellent flexibility as a lounge or home office or additional living space, making the apartment ideal for modern lifestyles.

Both bedrooms are comfortable doubles, The property further benefits from gas central heating, double glazing, a secure entryphone system and excellent built-in storage. Externally, the apartment enjoys well-maintained communal grounds together with an allocated underground parking space, providing both convenience and security. with the principal bedroom benefiting from its own en-suite shower room, whilst the second bedroom is served by a well-appointed family bathroom.

Salisbury Village remains one of Hatfield's most desirable residential developments thanks to its exceptional location. The University of Hertfordshire, Hatfield Business Park and The Galleria shopping and leisure centre are all within easy walking distance, while Hatfield town centre, the mainline railway station with direct services to London King's Cross, and the A1(M) are all easily accessible, making this an excellent choice for commuters, owner-occupiers and investors alike.

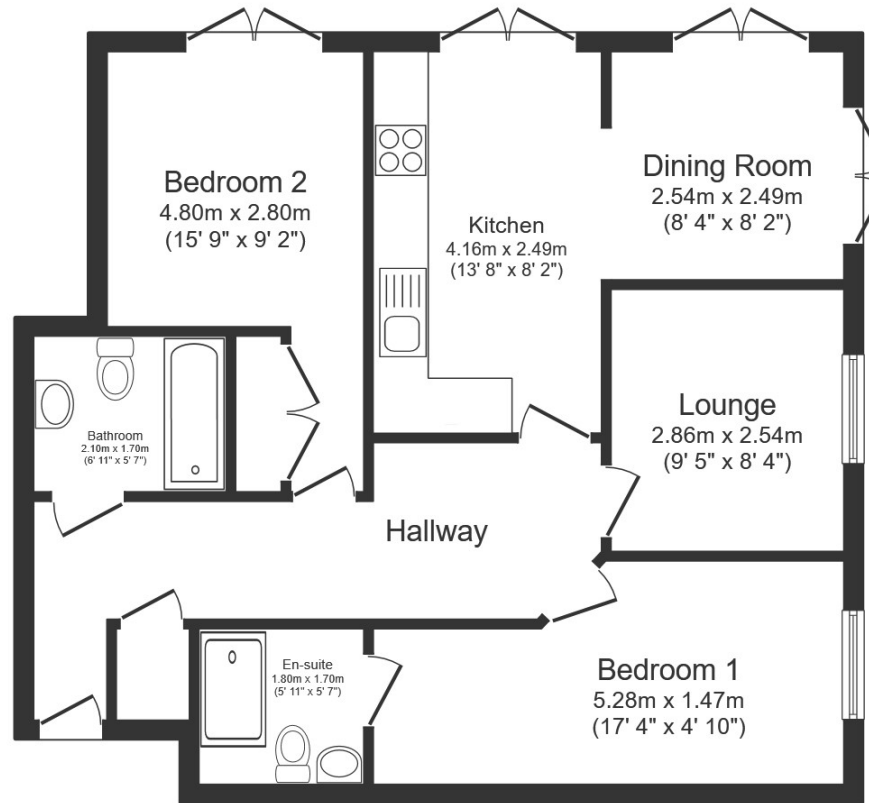
Lease Information: • Approximately 979 years remaining on a 999-year lease • Ground Rent: Approximately £299 per annum • Service Charge: Approximately £2,884.50 per annum.

Early viewing is highly recommended to fully appreciate the space, location and excellent value this apartment has to offer.





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Floor Plan

Total floor area: 66.8 sq.m. (719 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	82	82		
A				
(81-91)				
B				
(69-80)				
C				
(55-68)				
D				
(39-54)				
E				
(21-38)				
F				
(1-20)				
G				
Not energy efficient - higher running costs				
England, Scotland & Wales				
EU Directive 2002/91/EC				

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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