



SALISBURY
SQUARE

OLD HATFIELD



SALISBURY SQUARE

An opportunity to acquire a unique and charming property in an exciting development of one and two-bedroom apartments and maisonettes, perfectly positioned between excellent rail links from Hatfield Station into central London and the grounds of the beautiful and historic Hatfield House.

Offering a range of impressively spacious layouts, all apartments benefit from an outstanding specification. The stylish kitchens feature silestone worktops, contemporary brass hexagonal handles and integrated BOSCH appliances including oven, microwave, dishwasher, canopy hood, fridge/freezer and washer/dryer.

The contemporary bathrooms with their modern and tasteful black finishes are something you would want to show off to any guest.

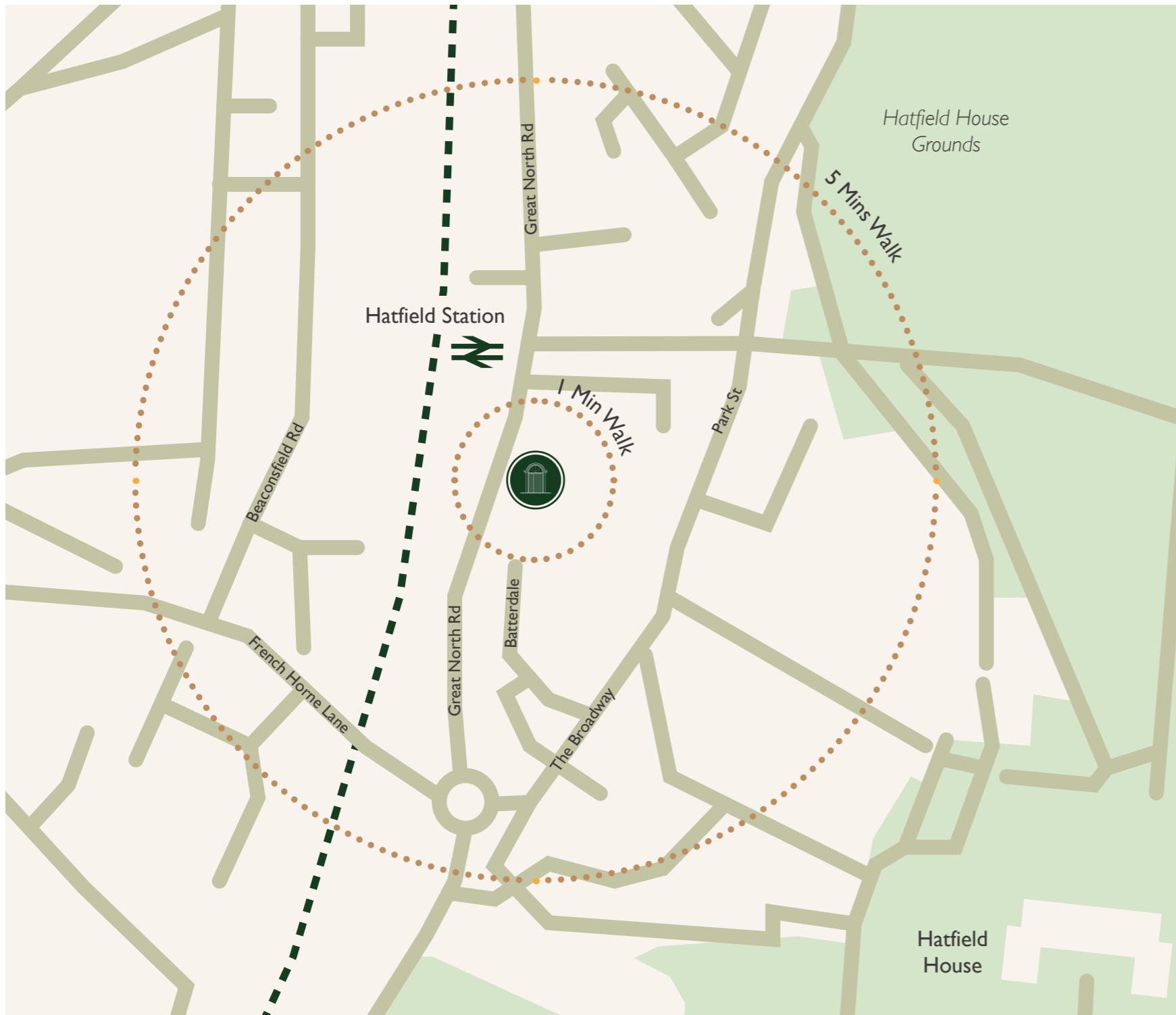
Continuing through to the bedrooms, the fitted wardrobes mirror the rest of the apartment's sleek design and complete the charm of the apartments.

Variations include some of the ground floor accommodations having their own private entrances opposite the green of Salisbury Square itself and some apartments benefiting from a utility cupboard housing a freestanding washer/dryer.

Externally, is a large bike store and each apartment has an allocated parking space.

Apartments priced below £407,400 are available with Help to Buy.





LOCATION:

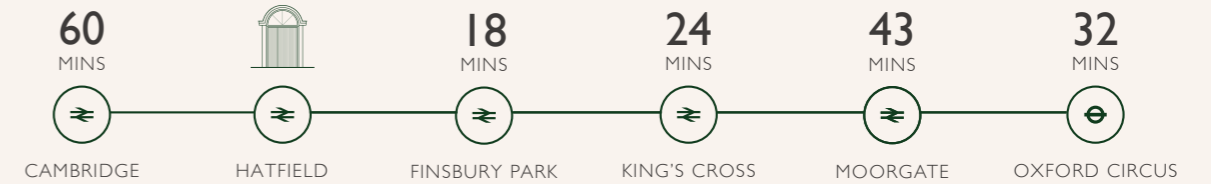
Centrally located in the historic Old Hatfield, which itself dates back in part to the 1500's and offers both charm and character. A number of independent restaurants, pubs and shops sit just on your doorstep catering to your everyday needs.

Within walking distance is Hatfield House - a Jacobean country house set in the 42-acre Great Park. It offers regular guided tours and hosts a variety of events throughout the year such as antiques and farmers' markets, theatre productions and concerts.

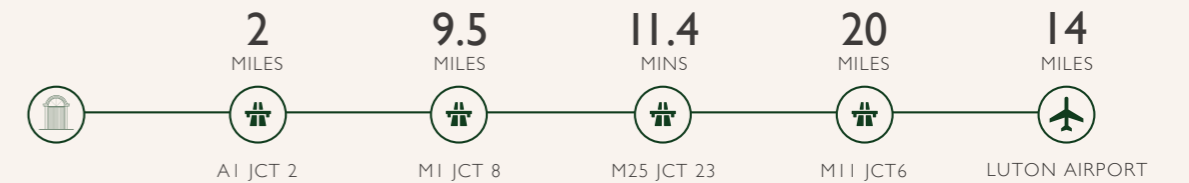
Directly opposite the development is the Hatfield train station with regular train service. Also within close proximity is The Galleria Shopping Centre, which boasts a cinema and a variety of shops and restaurants.

Hatfield itself is also currently undergoing an exciting period of regeneration to include the town centre and Salisbury Square itself which will only add to the continued revitalisation of the town.

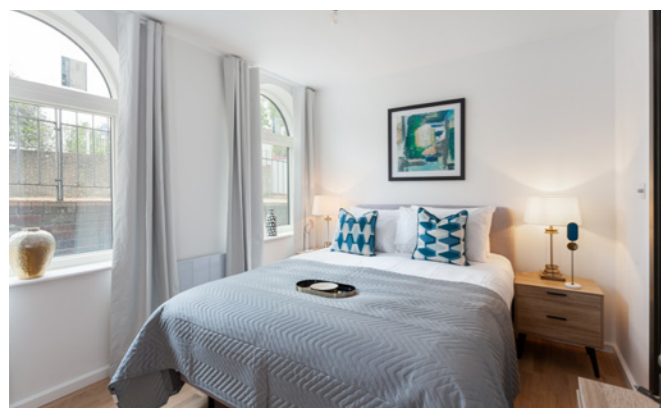
BY TRAIN



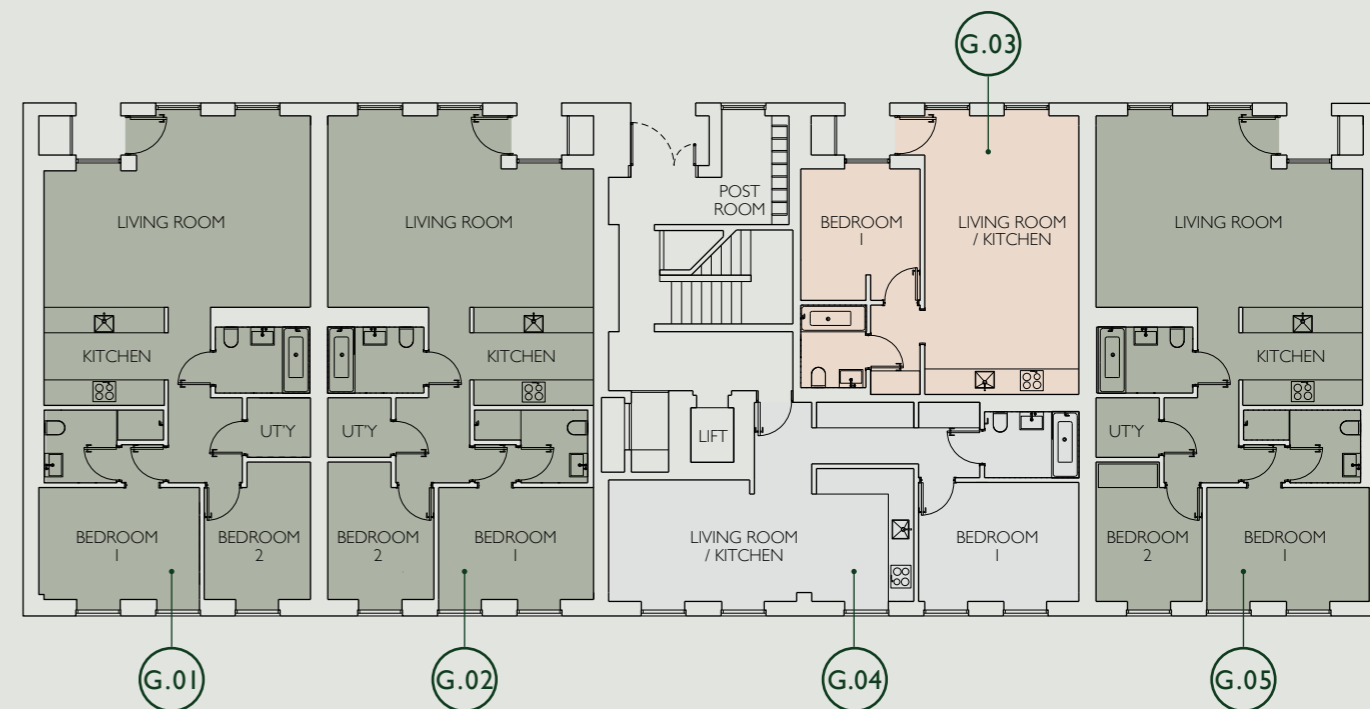
BY ROAD



SAT NAV REF: AL9 5AF | WHAT 3 WORD REF: yoga.gold.oddly



GROUND FLOOR



APARTMENTS G.01, G.02 & G.05

Living Room	21'8" x 15'1" / 6.60m x 4.60m
Kitchen	9'11" x 8'2" / 3.03m x 2.50m
Bedroom 1	13'1" x 9'9" / 3.98m x 2.96m
Bedroom 2	9'4" x 9'4" / 2.85m x 2.85m
<i>Total 883sq.ft. / 82.0sq.m. approx.</i>	

APARTMENT G.03

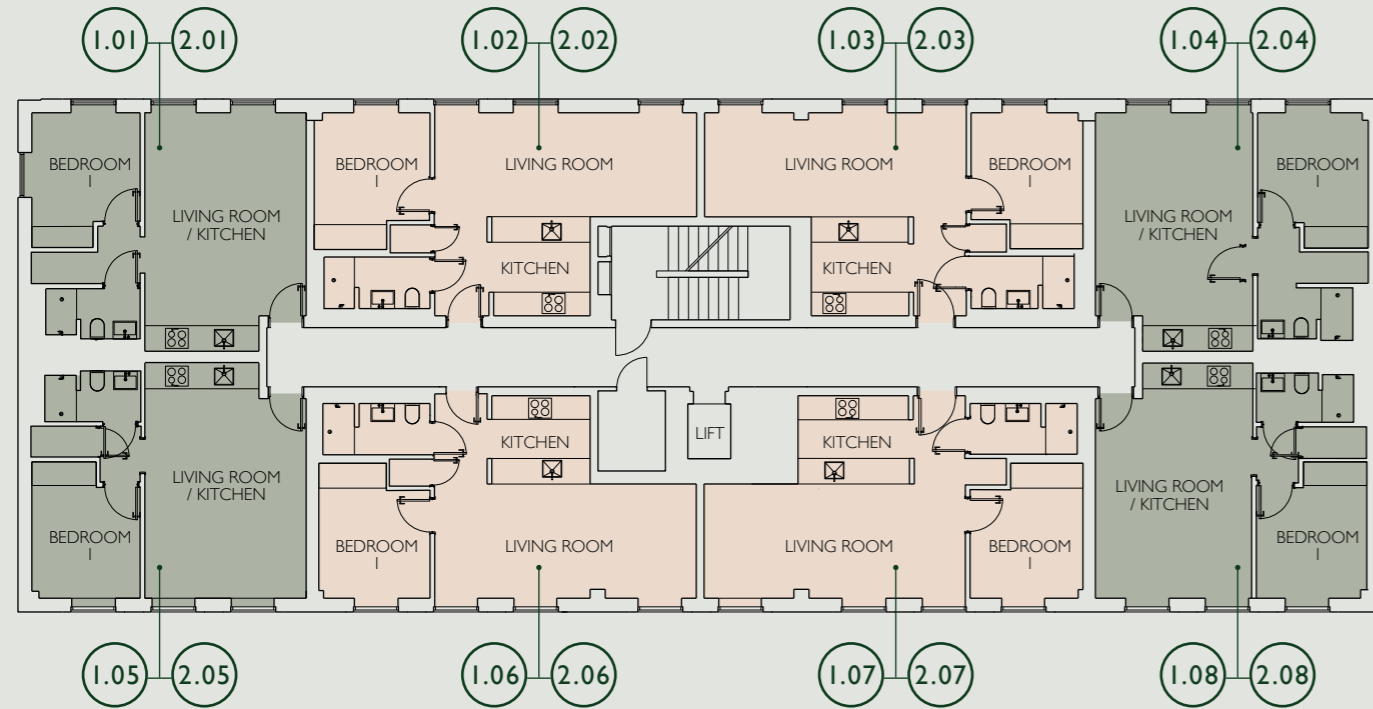
Living Room / Kitchen	21'8" x 12'6" / 6.60m x 3.80m
Bedroom 1	11'2" x 9'2" / 3.40m x 2.80m
<i>Total 490sq.ft. / 46.0sq.m. approx.</i>	

APARTMENT G.04

Living Room / Kitchen	24'7" x 9'6" / 7.50m x 2.90m
Bedroom 1	13'5" x 9'10" / 4.10m x 3.00m
<i>Total 538sq.ft. / 50.0sq.m. approx.</i>	

All floor area measurements are maximum and are shown in metric and imperial. They are for guide purposes only and should not be used for total accuracy, or for fitting carpeting/ floor covering purposes. Purchasers or their representatives should contact the selling agent for full details. Kitchen plans are indicative only and are not intended to show the quantity or positions of appliances, base and wall units or worktops. Please ask selling agent for detailed kitchen plans.

FIRST & SECOND* FLOORS



APARTMENTS 1.01, 1.05, 1.04 & 1.08

Living Room / Kitchen	19'4" x 13'1" / 5.90m x 4.00m
Bedroom 1	10'10" x 8'10" / 3.30m x 2.70m
Total 441sq.ft. / 41.0sq.m. approx.	

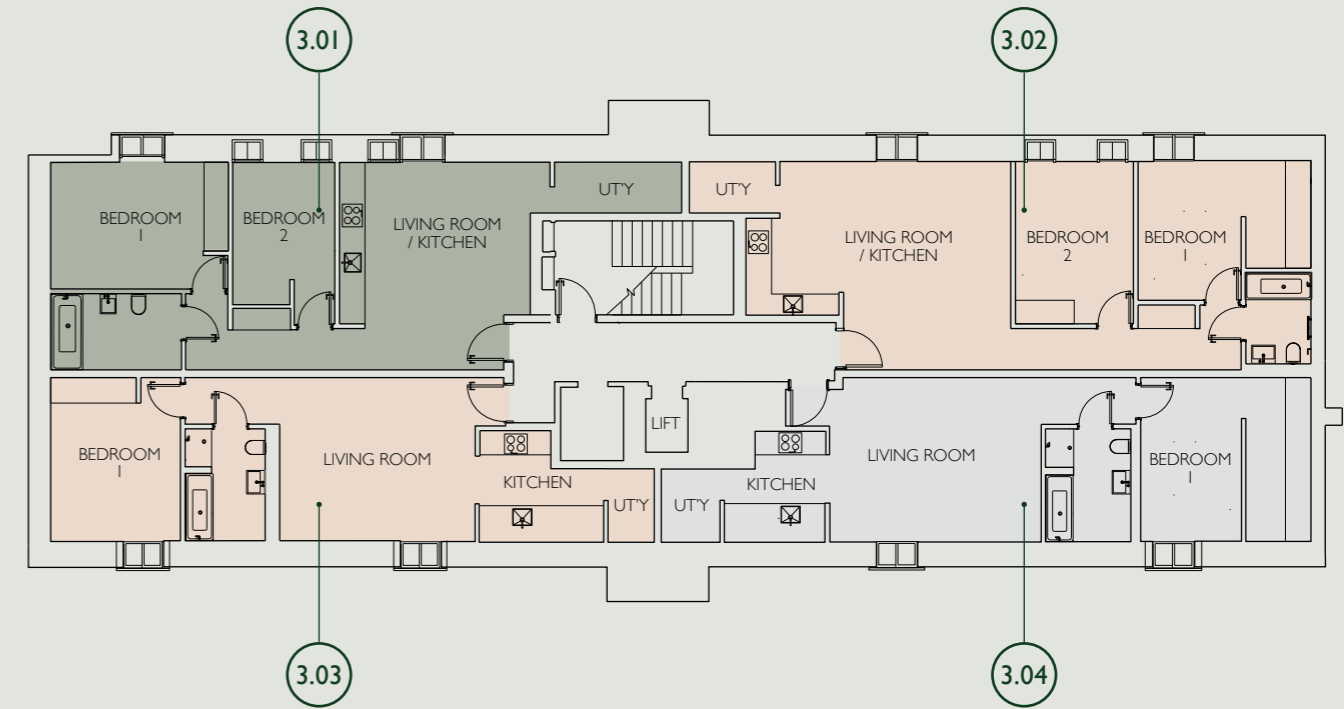
APARTMENTS 1.02, 1.03, 1.06 & 1.08

Living Room	21'4" x 8'2" / 6.50m x 2.50m
Kitchen	8'2" x 8'2" / 2.50m x 2.50m
Bedroom 1	10'10" x 9'6" / 3.30m x 2.90m
Total 463sq.ft. / 43.0sq.m. approx.	

*First and second floors have identical floor plans.

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THIRD FLOOR



APARTMENTS 3.01

Living Room / Kitchen	17'5" x 12'10" / 5.30m x 3.90m
Bedroom 1	14'1" x 10'6" / 4.30m x 3.20m
Bedroom 2	11'6" x 8'6" / 3.50m x 2.60m
Total 689sq.ft. / 64.0sq.m. approx.	

APARTMENTS 3.02

Living Room / Kitchen	19'0" x 17'5" / 5.80m x 5.30m
Bedroom 1	13'9" x 11'6" / 4.20m x 3.50m
Bedroom 2	13'1" x 11'10" / 4.00m x 3.60m
Total 764sq.ft. / 71.0sq.m. approx.	

APARTMENT 3.03

Living Room / Kitchen	26'7" x 13'15" / 8.10m x 4.10m
Bedroom 1	13'1" x 10'10" / 4.00m x 3.30m
Total 538sq.ft. / 50.0sq.m. approx.	

APARTMENT 3.04

Living Room / Kitchen	25'7" x 13'1" / 7.80m x 4.00m
Bedroom 1	12'6" x 9'10" / 3.80m x 3.00m
Total 603sq.ft. / 56.0sq.m. approx.	



SPECIFICATION

KITCHENS

- Pfleiderer kitchen with Zucchini and Light Riverside Cherry Kitchen units
- Brass hexagonal handles
- Silestone worktop and splashback in Blanco City
- BOSCH appliances to include a built in oven, microwave, dishwasher, canopy hood, fridge/freezer and washer/dryer.
- Some apartments with utility cupboards housing a freestanding washer/dryer
- Reserve Dune Tiles by Johnson Tiles

BATHROOMS

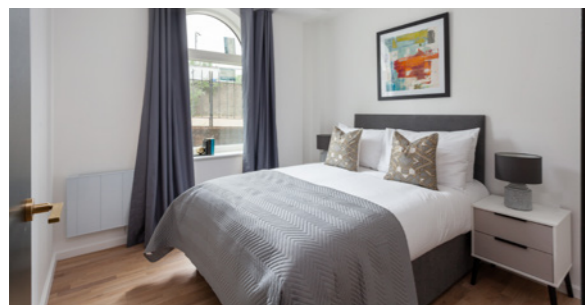
- Mosa tiles in Wood Green and Clay Beige
- Matt black hardware
- Wall hung Saneux toilet
- Vabel bespoke mirror cabinet with matte black frame
- Lusso Stone vanity unit with drawer
- 1 bedroom apartments have a matte black framed shower
- 2 bedroom apartments have a bath with an overhead shower

BEDROOMS

- Built-in wardrobes to all bedrooms finished in Zucchini and Light Riverside Cherry
- Brass hexagonal handles
- Kahrs 3 strip oak floor from the Lumen Collection in Oak Mist

GENERAL

- Electric radiators
- Internal doors and architraves finished in gray olive with brass ironmongery
- Video entry system
- Large storage cupboards
- ICW Home Warranty
- 999 year lease
- Share of Freehold





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