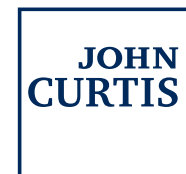




20 Albany Court, Milton Road, Harpenden, Hertfordshire AL5 5LU

www.johncurtis.co.uk
Valuers, Estate & Lettings Agents



20 Albany Court, Milton Road Harpenden, Hertfordshire

We are delighted to offer for sale this well presented and spacious first floor apartment located in this highly regarded and convenient residential area.

This fine property was modernised by the present owners, including a recently fitted modern bathroom suite and fitted kitchen to include freestanding appliances. The property enjoys the benefit of double glazed windows throughout, small balcony off the living room, underfloor heating and a garage to the rear.

Albany Court is within walking distance of the station and centre of town and is an ideal purchase for commuter or investor.

Harpenden is well noted for good social facilities including golf courses, sports centre and swimming pool at Rothamsted Park, whilst the town itself enjoys a fine selection of good restaurants, bars and cafés.

Price guide £387,500



Stairs leading up to:

FIRST FLOOR

Front door opening into:

Entrance Hall 8'9 x 6'4 (2.67m x 1.93m)

Two mirrored storage cupboards. Hard tiled flooring. Underfloor heating. Door into:

Kitchen 9'10 x 7'1 (3.00m x 2.16m)

Comprises an excellent range of base and wall mounted fitted units with work surfaces. Single bowl, single drainer sink with hot and cold chrome mixer taps and cupboards under. Slimline dishwasher. Bosch washing machine and tumble dryer. Electric hob with oven below and extractor hood above. Complementary tiling. Double glazed window overlooking the rear garden. Hard tiled flooring. Recess with large fridge freezer. Fold away breakfast bar. Underfloor heating.

Living Room 17'0 x 12'3 (5.18m x 3.73m)

A bright and spacious room with double glazed window and French door which opens onto a balcony. TV point. Underfloor heating.

Bedroom One 13'0 x 12'1 (3.96m x 3.68m)

Double glazed window overlooking rear garden. Underfloor heating. Large wardrobe.

Bedroom Two 13'5 x 8'8 (4.09m x 2.64m)

Double glazed window overlooking the front of property. Wardrobe. Underfloor heating.

Bathroom

Recently fitted stylish bathroom, comprising white suite with panelled bath, hot and cold chrome mixer tap with power shower above and shower screen. Wash basin built into attractive vanity unit. W.C. Fully tiled walls and floor. Frosted double glazed window to rear of the property. Fitted mirror. Shaving point. Airing cupboard housing lagged hot water cylinder with shelving.

OUTSIDE

Neatly laid out gardens with lawn area. Parking to front with extensive lawn areas to rear of property.

Garage


In nearby block, with up and over door.

TENURE

Leasehold

138 years left to run, the term ending 24 December 2155.



Energy Performance Certificate 

20 Albany Court, Milton Road, HARPENDEN, AL5 5LU


Dwelling type: Mid-floor flat Reference number: 0109-2853-7279-9907-0315
Date of assessment: 07 March 2013 Type of assessment: RdSAP, existing dwelling
Date of certificate: 11 March 2013 Total floor area: 65 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,584
Over 3 years you could save	£ 129

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 147 over 3 years	£ 147 over 3 years	 You could save £ 129 over 3 years
Heating	£ 780 over 3 years	£ 801 over 3 years	
Hot Water	£ 657 over 3 years	£ 507 over 3 years	
Totals	£ 1,584	£ 1,455	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		

The graph shows the current energy efficiency of your home.



The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

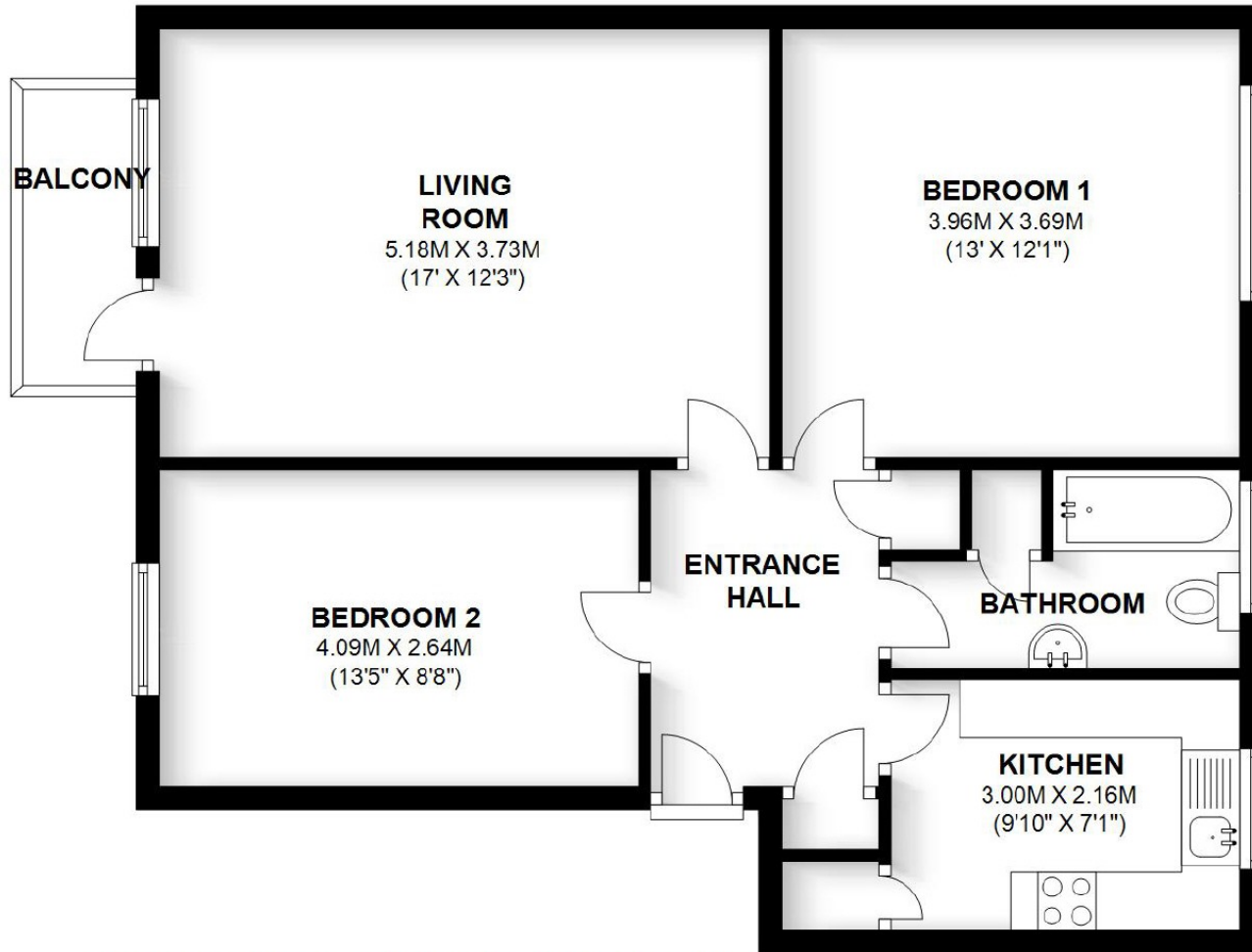
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 54	
2 Heat recovery system for mixer showers	£585 - £725	£ 72	

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

TOP FLOOR

APPROX. 64.8 SQ. METRES (697.0 SQ. FEET)



TOTAL AREA: APPROX. 64.8 SQ. METRES (697.0 SQ. FEET)

For Identification purposes, not to scale.
Plan produced using PlanUp.

All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to clarify the information for you, especially if you are contemplating travelling to view the property.

Viewing strictly by appointment through John Curtis
Call us on 01582 764471 for free valuations and advice
Visit us at 36 High Street, Harpenden, Herts AL5 2SX
Email enquiries@johncurtis.co.uk