



**12 Ash Grove, Shenley
 Herts WD7 9FE
 Guide Price £355,000**

Shenley Estates are delighted to offer for sale, this first floor, two double bedroom apartment located within the ever popular "Harperbury Park" Development. Built by renowned developers "Bloor Homes" in 2021, this spacious flat benefits from an open plan living/dining/kitchen area, two double bedrooms, well presented bathroom and ample storage.

There is a communal garden to the rear as well as an allocated parking bay and bike shed. This bright, airy apartment would suit first time buyers and downsizers alike.

121 years remaining on lease.
 Service charge & additional costs - £144.25 per month
 Rent & service charge currently £803.14 based on 40% shared ownership valued at £142,000.

EPC Rating Band B.



Entrance Hall

Lounge Diner
20'4 x 11'2 (6.20m x 3.40m)

Kitchen
9'5 x 7'2 (2.87m x 2.18m)

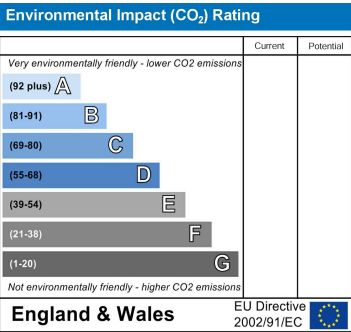
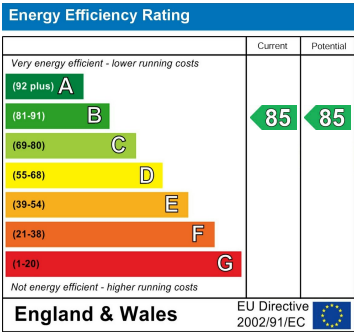
Bedroom One
12' x 11'1 (3.66m x 3.38m)

Bedroom Two
13'6 x 11'3 at max points (4.11m x 3.43m at max points)

Bathroom

Communal Garden
Laid to lawn at the rear of the property. Communal bin store & bike shed.

Parking
One allocated bay in communal car park to the rear of the property.



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