



Connells

Millstone Way
Harpenden



Property Description

A spacious and beautifully presented TWO DOUBLE BEDROOM, TWO BATHROOM SECOND FLOOR APARTMENT, which forms part of a popular development of 44 apartments constructed in 2015, with well-kept communal grounds that back onto the River Lea.

Millstone Way is located off the Lower Luton Road, close to Batford Springs and is conveniently positioned for the local amenities, and is only 1.2 miles from Harpenden's vibrant Town Centre and Thameslink Station, which provides a speedy service to London's St Pancras Station.

The property offers spacious, well-presented living accommodation and benefits from a modern open-plan reception room / kitchen, and a principle bedroom with ensuite shower room.

Internal viewing is strictly by appointment only, through Connells Estate Agents

Communal Entrance Hall

Secure front door with entry phone system. Stairs leading up to all floors.

Communal Second Floor Landing

Front door leading to:

Entrance Hall

Wall mounted entry phone. Built-in storage cupboard with plumbing for washing machine. Smoke alarm. Wood laminate flooring. Doors leading to open plan Reception Room/Kitchen, Bedrooms and Bathroom.

Living Room / Kitchen

21' 5" max x 13' 9" max (6.53m max x 4.19m max)

Modern range of white gloss fronted fitted wall and floor units with contrasting worktop surfaces, matching splashbacks and LED counter lighting. Stainless steel one and a half bowl single drainer sink unit with mixer tap. Smeg gas flooring hob with glass splashback, brushed steel stainless steel cooker hood above and double oven below. Integrated fridge/freezer, dishwasher, Cupboard concealing Ideal gas fired combination boiler. Double glazed windows with views to front overlooking River Lea. Radiators with individual thermostat. Television aerial point.

Bedroom 1

10' 7" max x 10' 7" max (3.23m max x 3.23m max)

Double glazed windows to front. Radiator. Door to:

Ensuite Shower Room

Modern white NK Porcelains comprising shower cubicle with height adjustable shower unit. Wash hand basin with mixer tap and pop-up waste and backlit mirror fronted medicine cabinet above. Low-level WC. Stone finish tiled walls. Wood laminate flooring. Obscure double glazed window to front. Ceiling spotlights. Chrome heated towel rail. Extractor fan. Shaver point.

Bedroom 2

10' 6" max x 7' 2" max (3.20m max x 2.18m max)

Double glazed windows. Radiator.

Bathroom

Modern white NK Porcelains comprising panelled bath with mixer tap, hand shower attachment and glazed shower screen. Wash hand basin with mixer tap and pop-up waste and backlit mirror above. Low-level WC with concealed cistern. Stone finish tiled walls. Tiled flooring. Ceiling spotlights. Chrome heated towel rail. Extractor fan.

Exterior

Communal Grounds

Well-kept communal grounds leading down to the River Lea.

Parking

Allocated parking space with visitors parking available.

Tenure

Leasehold - 125 Years from 1st April, 2015 with a Ground Rent of £341.26 per annum.

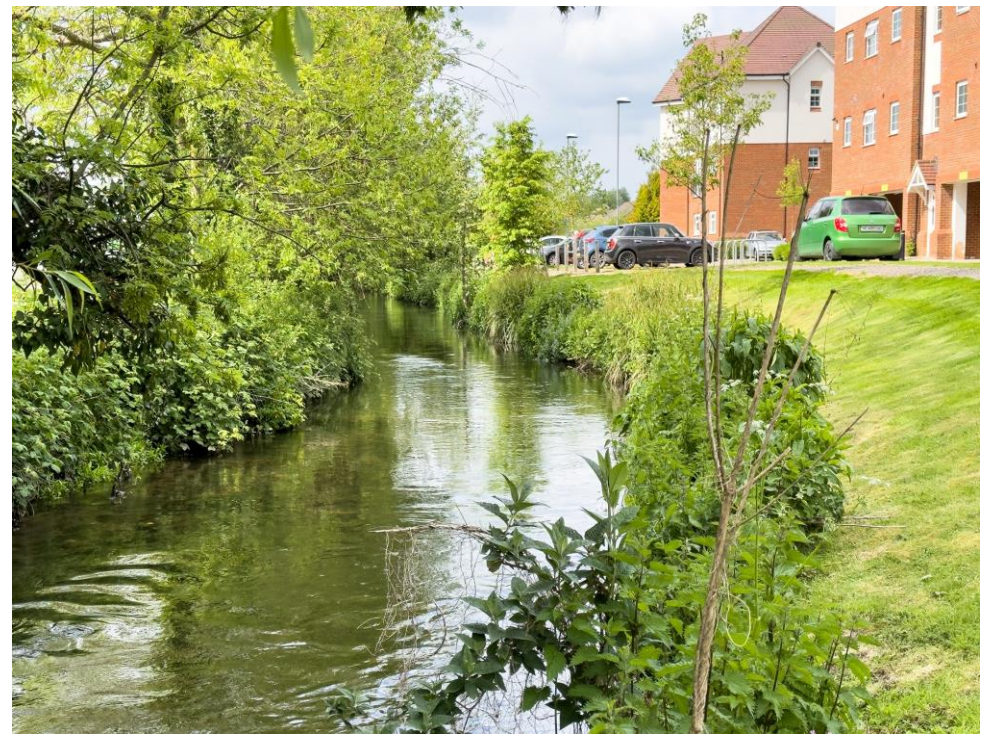
Energy Efficiency Rating

Band B.

Tenure

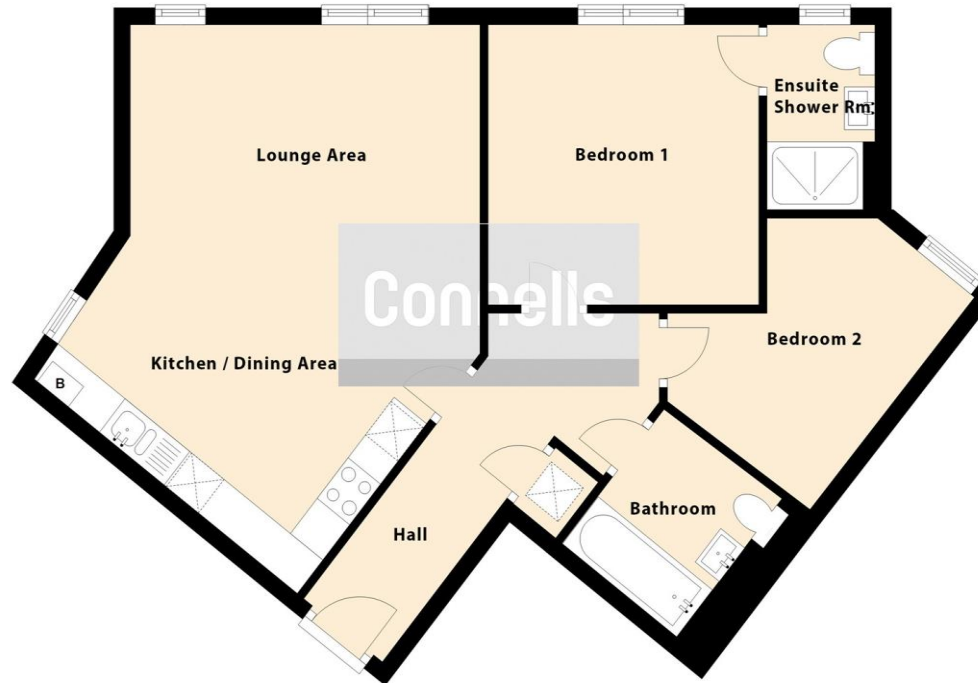
Service Charge - £1,198 per annum







Second Floor



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: B

view this property online [connells.co.uk/Property/HPN306154](https://www.connells.co.uk/Property/HPN306154)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Tenure: Leasehold



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