



Connells

**Bowling Close
Harpenden**



Property Description

A TWO BEDROOM SECOND (TOP) FLOOR APARTMENT located within a purpose-built development by Harpenden Common and is conveniently positioned for Southdown's local amenities and is less than a mile from Harpenden's vibrant Town Centre and Thameslink Station, which provides a fast and efficient service to London's St Pancras Station and beyond.

Communal Entrance Hall

Communal Second Floor Landing

Front door leading to:

Entrance Hall

Two built-in storage cupboards. Doors leading to; Bedrooms, Bathroom and to:

Reception Room

15' x 10' 11" (4.57m x 3.33m)

Double aspect room with replacement double glazed windows. Panelled vaulted ceiling. Two radiators.

Kitchen

11' 3" x 6' 6" (3.43m x 1.98m)

Range of fitted wall and floor units with worktop surfaces and tiled splashback. Electric cooker point. Plumbing for washing machine. Valiant gas fired central heating boiler. Radiator. Built-in cupboard housing factory lagged hot water cylinder and meters.

Bedroom 1

17' 5" x 9' 8" (5.31m x 2.95m)

Replacement double glazed windows. Built-in wardrobes with further storage above. Radiator.

Bedroom 2

11' 3" x 9' 8" (3.43m x 2.95m)

Replacement double glazed windows. Radiator.

Bathroom

White suite comprising panelled bath with mixer tap and has shower unit. Pedestal wash hand basin. Low level WC. Part tiled walls. Obscure replacement double glazed windows. Radiator.

Exterior

Communal Grounds

Parking

Residents and Visitors Parking

Tenure

Leasehold - 125 Years from 1st August 1983 with a Ground Rent TBA.

Service Charge

To be confirmed.

Energy Efficiency Rating

To be confirmed.

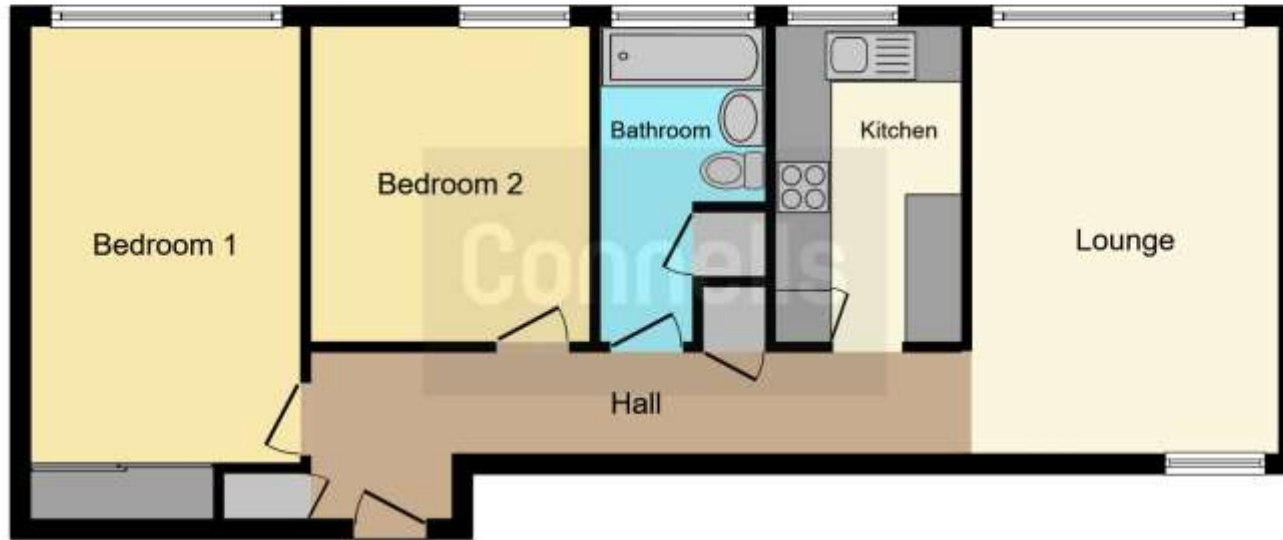
Local Authority

St Albans City & District Council - Council Tax Band C









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 any 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: D

Tenure: Leasehold

view this property online [connells.co.uk/Property/HPN306248](https://www.connells.co.uk/Property/HPN306248)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Aug 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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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Property Ref: HPN306248 - 0021