



**Connells**

Millstone Way  
Harpenden



## Property Description

A beautifully presented 2 bedroom riverside apartment situated in a sought after location. The property offers a generous entrance hall, large open plan kitchen, lounge dining room with large windows with mock Juliette balcony, 2 double bedrooms, with ensuite shower room from principle bedroom and a family sized bathroom. The property further benefits from 117 years remaining on the lease and allocated parking space and riverside views.

## Entrance Hallway

19' 3" x 3' 7" (5.87m x 1.09m)

Wall mounted entry phone. Built in storage cupboard with plumbing for a washing machine. Doors leading to open plan kitchen/reception, bedrooms and family bathroom.

## Kitchen/lounge/dining Room

16' 1" x 15' 4" (4.90m x 4.67m)

Modern range of high gloss wall mounted and base units with contrasting worktop surfaces and splashbacks. Stainless steel one and a half bowl single drainer sink unit with mixer tap. Integrated appliances including fridge, freezer, double oven with gas hob and extractor and dish washer. Cupboard concealing combination boiler. Double glazed windows with overlooking the River Lea.



service charge is approx. £1400 per annum  
and ground rent of £341.26 per annum

## Bedroom 1

16' 1" x 10' 6" (4.90m x 3.20m)

Double glazed windows to front with views over the River Lea with door leading into ensuite shower room.

## Ensuite Shower Room

6' 8" x 6' 2" (2.03m x 1.88m)

A good sized ensuite shower room which consists of a single walk in shower, wash hand basin, heated towel rail and a concealed WC

## Bedroom 2

10' 8" x 8' 9" (3.25m x 2.67m)

A good sized double bedroom with large windows to the rear.

## Bathroom

8' 8" x 5' 5" (2.64m x 1.65m)

A family sized bathroom with window to rear, bath with overhead shower, glazed screen, hand wash basin, heated towel rail and WC.

## Communal Grounds

Well-kept grounds leading down to the River Lea

## Parking

One allocated parking space and ample visitors parking

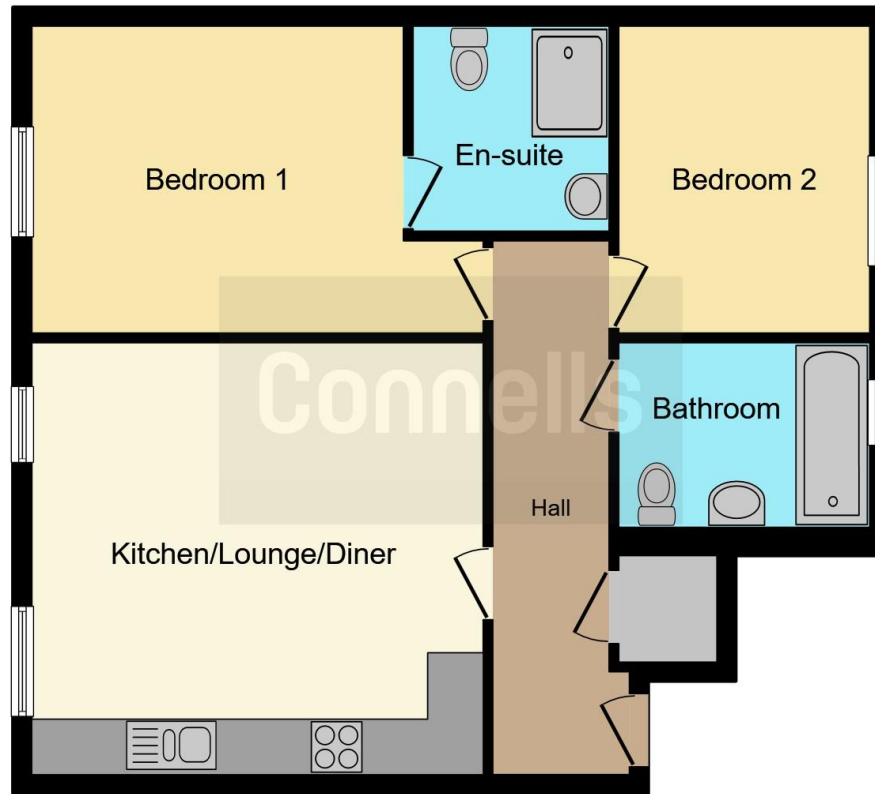
## Tenure/service Charge

Leasehold - 125 years from 1st April 2015  
with 117 years remaining on the lease,









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: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HPN306447](https://www.connells.co.uk/Property/HPN306447)**

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.



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