



Connells

Riverford Close
Harpenden



Property Description

A beautifully presented first floor maisonette situated in a sought after location close to local schooling and just over a mile from Harpenden Station. The property offers it's own entrance with stairs leading to the first floor, generous entrance hall, separate kitchen, large 16ft lounge/dining room, 2 double bedrooms and a family bathroom. The property benefits from it's open private garden and a Share of the freehold. There is no ground rent or service charge and the loft is included in the lease demise.

Entrance Hall

Accessed through it's own private entrance, window to front, stairs ascending to first floor.

First Floor

Inner Hallway

Doors to further accommodation, loft hatch and window to front

Kitchen

12' 3" x 7' (3.73m x 2.13m)

Good sized light and airy kitchen with modern high gloss kitchen, consisting of a range of eye level and base units with contrasting bespoke splashback, integrated appliances, separate pantry and views over farmland.

Lounge

16' 3" x 11' 4" (4.95m x 3.45m)

16ft lounge with area for dining, large windows to front and wood flooring.

Bedroom 1

15' 11" x 10' 2" (4.85m x 3.10m)

Large 15ft bedroom with built in wardrobes, window to rear overlooking garden and farmland.

Bedroom 2

9' 1" x 8' 9" (2.77m x 2.67m)

Good sized second bedroom, window to front and wood flooring.

Family Bathroom

Generous sized family bathroom with window to side, modern bathroom suite consisting of with panel bath with overhead shower, vanity hand wash basin with storage, heated towel rail and low level flush WC.

Exterior

To the side of the property is a large rear garden, arranged over a number of tiers, with a lawned area framed by borders with an array of mature shrubs and planting, with steps leading to a seated area to enjoy the farmland views. Two timber framed outbuildings to remain.

At the frontage, there is an area of lawn with a paved pathway leading to the side of the property where the entrance door is situated.

Tenure

Share of Freehold with a 174 year lease from 1st November, 2017 with no ground Rent.

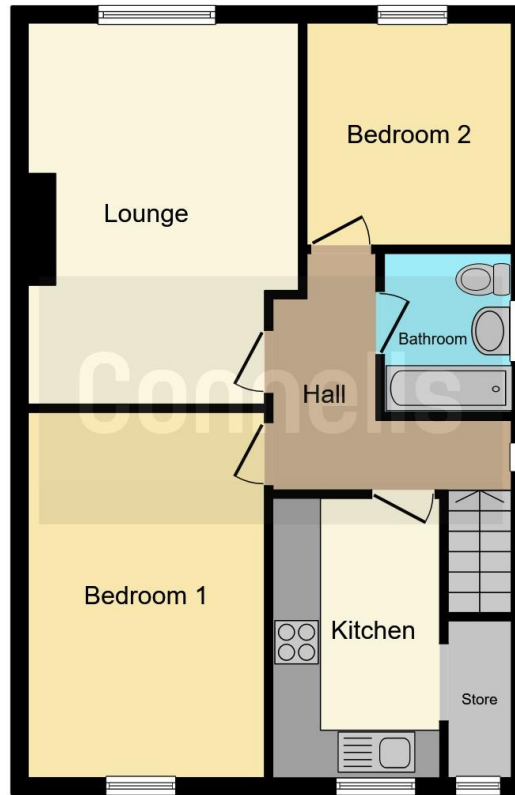
Local Authority

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: C

Tenure: Leasehold

view this property online [connells.co.uk/Property/HPN306505](https://www.connells.co.uk/Property/HPN306505)

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.

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Property Ref: HPN306505 - 0011