



Connells

Yardley Court Milton Road
Harpenden



Property Description

A spacious one bedroom ground floor apartment situated in a sought after location close to Harpenden high street and station. The property offers an entrance hall, large lounge, separate kitchen, generous double bedroom and a family bathroom. Outside offers a residential car park and pretty communal grounds. The property further benefits from being offered chain free and with a 939 year lease.

Family Bathroom

6' 7" x 6' 1" (2.01m x 1.85m)

Good sized bathroom with window to side, suite consists of a P shaped bath with overhead shower, heated towel rail and a low level flush WC.

A Spacious One Bedroom Ground

3' 4" x 3' 4" (1.02m x 1.02m)

Generous entrance hallway with a built in storage cupboard.

Lounge

15' 7" x 10' 10" (4.75m x 3.30m)

A large light and airy 15ft lounge with windows overlooking the front and a radiator.

Kitchen

12' 4" x 5' 4" (3.76m x 1.63m)

A range of eye level and base units with window overlooking the front, with space for fridge freezer, dish washer, oven and an extractor.

Bedroom 1

12' 1" x 9' 10" (3.68m x 3.00m)

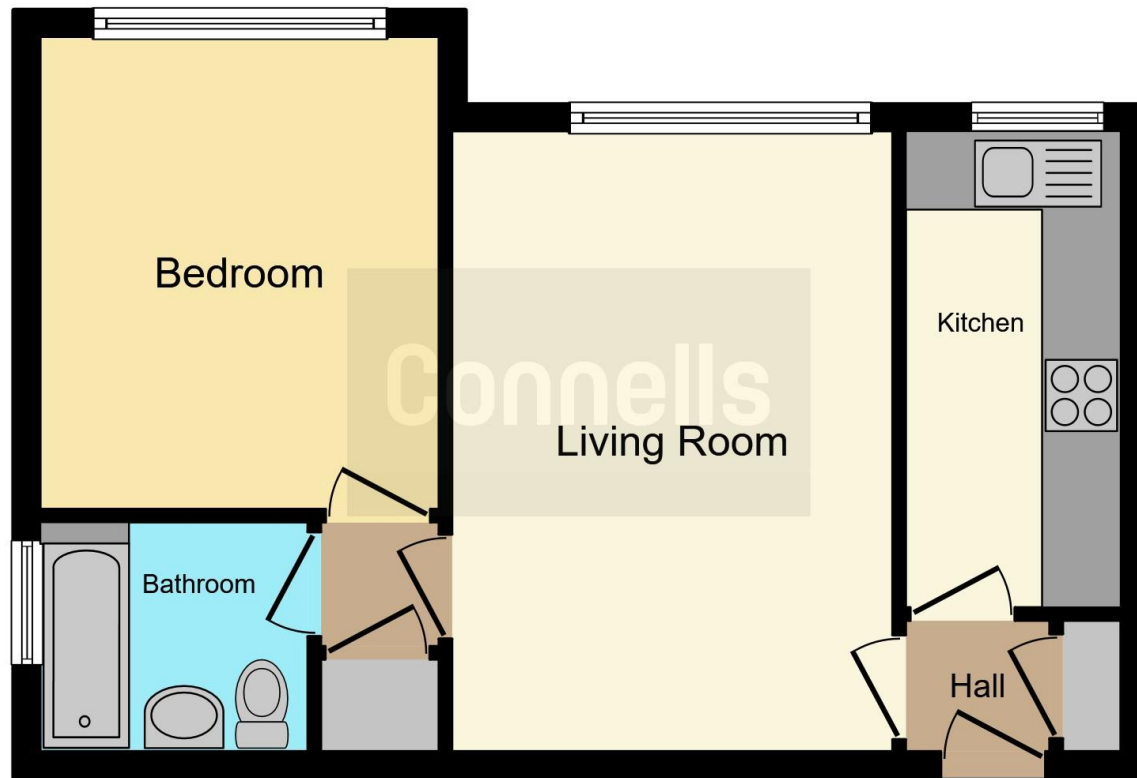
Generous double bedroom with windows overlooking the rear and a radiator.











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: Awaiting

Tenure: Leasehold

view this property online [connells.co.uk/Property/HPN306575](https://www.connells.co.uk/Property/HPN306575)

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1964. 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.

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