



**Connells**

Star House Sun Lane  
Harpenden



## Property Description

A beautifully presented 2-bedroom penthouse luxury apartment situated in the heart of Harpenden overlooking Leydekker park and short walk to the High Street and station.

The property offers a generous entrance hall, large open plan kitchen and lounge with integrated appliances and large balcony, 2 double bedrooms, ensuite shower room accessed from the principal bedroom and a further family bathroom.

The property benefits from an allocated parking space and a long lease. Outside offers a pretty communal garden, with seating area as well as a residential car park.

### Entrance Hall

12' 10" x 3' 4" (3.91m x 1.02m)

A generous entrance hallway with a secure phone entry system and a radiator

### Lounge/Kitchen/Dining Room

19' 4" x 13' 4" (5.89m x 4.06m)

Light and airy open plan lounge/kitchen and dining room with patio doors leading on to full length balcony with glass surround.

### Kitchen

Good sized kitchen area with integrated appliances including fridge freezer, dish washer, washing machine, induction hob, oven and extractor. There is also a cupboard housing the boiler.

## Bedroom 1

12' 6" x 12' 5" (3.81m x 3.78m)

Generous principal bedroom with window to rear, door to ensuite and radiator

## Ensuite Shower Room

7' 9" x 6' 7" (2.36m x 2.01m)

Window to rear, suite consists of a walk-in shower, pedestal hand wash basin, low level flush WC and a heated towel rail

## Bedroom 2

11' 3" x 6' 5" (3.43m x 1.96m)

Good sized second bedroom with fitted wardrobes which can be removed to make a big bedroom.

## Family Bathroom

7' 6" x 6' 5" (2.29m x 1.96m)

Lovely family bathroom consisting of a panelled bath with overhead shower, pedestal hand wash basin, low level flush WC and a heated towel rail

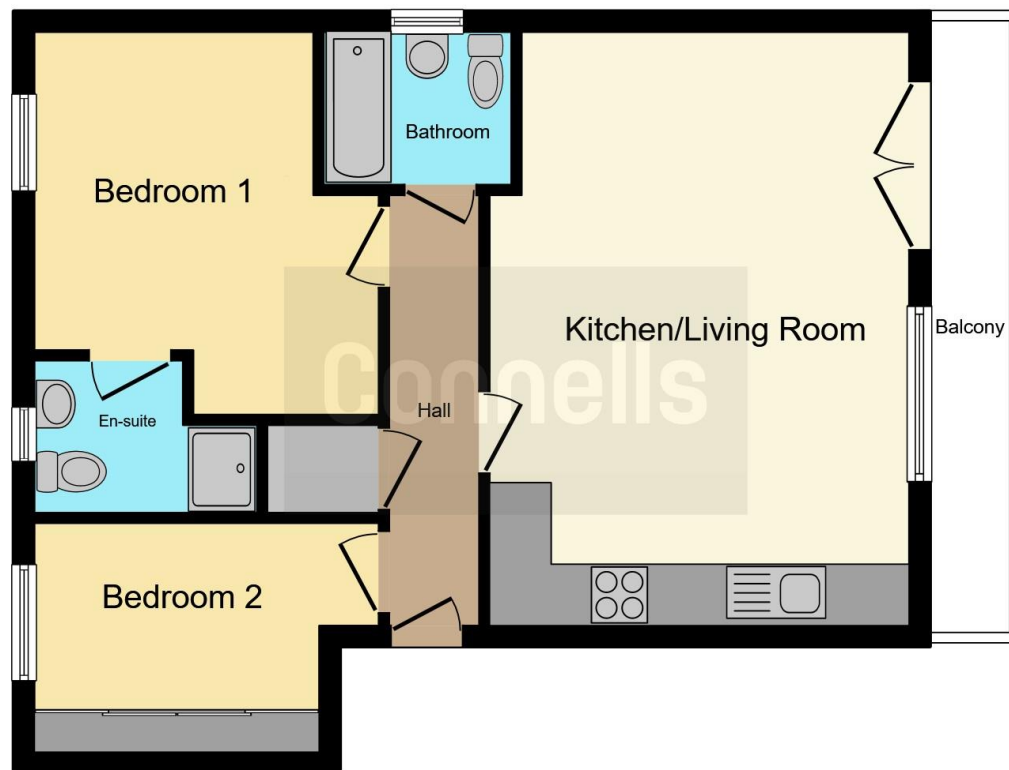
## Tenure

There are 995 years remaining on the lease, ground rent is £429 per annum and service charge is £1882 per annum.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01582 760 131**  
**E [harpenden@connells.co.uk](mailto:harpenden@connells.co.uk)**

50 High Street  
HARPENDEN AL5 2SU

**EPC Rating: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HPN306596](http://connells.co.uk/Property/HPN306596)**

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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: HPN306596 - 0007