



**Connells**

Hollybush Lane  
HARPENDEN



## Property Description

8' 6" x 6' 8" (2.59m x 2.03m)  
Good sized pantry and storage area

A beautifully presented ground floor 2-bedroom maisonette situated in a sought-after location close to Harpenden High Street and Station. The property offers a generous entrance hall, large lounge, modern kitchen, 2 double bedrooms and a family bathroom. Outside offers an allocated parking space and direct access to the pretty communal garden. The property benefits from 995 years remaining on the lease, a share of the freehold, no ground rent and a low service charge.

## Entrance Hallway

12' x 4' (3.66m x 1.22m)

Window to front, doors to further accommodation

## Lounge

16' 3" x 14' 7" (4.95m x 4.45m)

A large lounge with windows to rear, open to kitchen and door to pantry

## Kitchen

12' 10" x 7' 2" (3.91m x 2.18m)

Stunning dual aspect kitchen with a vaulted ceiling and windows to front. The kitchen offers a range of eye level and base units with contrasting worksurfaces and splash back. Integrated appliances include a fridge freezer, oven, hob, wash machine and an extractor.

## Pantry

## Bedroom 1

13' 2" x 9' 5" (4.01m x 2.87m)

Generous double bedroom with windows to side

## Bedroom 2

11' 10" x 8' 8" (3.61m x 2.64m)

Good size second bedroom with window to rear

## Family Bathroom

8' 3" x 8' 1" (2.51m x 2.46m)

A good-sized modern family bathroom with window to front and consisting of a panel bath with overhead shower attachment and glass screen,

## Outside

Outside offers driveway parking with one allocated parking space and pretty communal garden

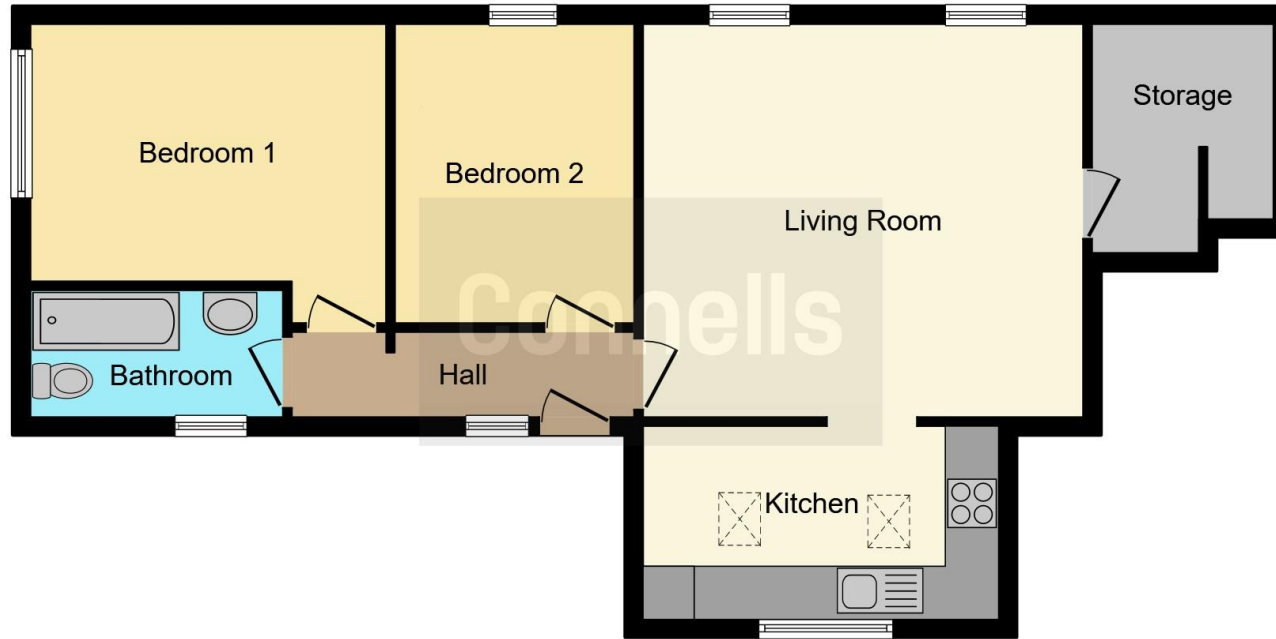
## Tenure

995 years remaining on lease, £900 per annum service charge including buildings insurance and no ground rent









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)

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**EPC Rating: D**

Tenure: Leasehold

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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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