



**Connells**

Millstone Way  
Harpenden





## Property Description

A beautifully presented 2-bedroom ground floor apartment situated in a sought-after riverside development close to Harpenden train station and High Street. The property offers a generous entrance hallway with built in storage, large open plan kitchen, dining room and lounge, good sized principal bedroom with ensuite shower room, a second double bedroom and a family bathroom. Outside offers an allocated parking space, communal grounds and plenty of visitors parking. The property is offered on a chain free basis.

### Entrance Hallway

17' 9" x 5' (5.41m x 1.52m)

Wider than average hallway with secure entry phone system, 2 storage cupboards and doors to further accommodation

### Lounge/Kitchen/Dining Room

15' 5" x 15' (4.70m x 4.57m)

Large open plan lounge/kitchen and dining room with windows overlooking the rear.

Modern kitchen consisting of a range of eye level and base units, with contrasting worksurfaces and splash back and integrated appliances including a fridge freezer, oven, grill, hob, extractor, washing machine and a dish washer

## Bedroom 1

15' 1" x 10' 5" (4.60m x 3.17m)

Generous double bedroom with dual aspect windows to rear and side, door to ensuite and radiator

## Ensuite Shower Room

9' 4" x 6' (2.84m x 1.83m)

Modern shower room partially tiled with window to side and consisting of a walk-in shower, hand wash basin, heated towel rail and a concealed WC

## Bedroom 2

10' 6" x 8' 10" (3.20m x 2.69m)

Generous second double bedroom with window to side and a radiator

## Family Bathroom

8' 5" x 6' 5" (2.57m x 1.96m)

Good sized modern family bathroom with window to front, suite consists of a panel bath with overhead shower and screen, hand wash basin, a heated towel rail and a concealed WC

## Outside

Outside offers an allocated parking space, plenty of visitors parking, pretty communal grounds with views over the River Lea

## Tenure

117 Years Remaining On Lease

£340 PA Ground Rent

£1400 PA Service Charge















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

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**EPC Rating: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HPN306653](http://connells.co.uk/Property/HPN306653)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2015. 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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