



Connells

Walkers Court Southdown Road
Harpenden



Property Description

A beautifully presented 1 bedroom first floor apartment situated in heart of Southdown in a popular over 55's development. The property offers an entrance hallway with a large storage cupboard, 22ft lounge and dining room, separate kitchen with integrated appliances, large bedroom with built in wardrobes and storage and a shower room. Outside offers residents parking and a communal garden. The property is offered with a chain free basis with a long lease.

Entrance Hallway

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

A generous sized entrance hall with built in storage cupboard

Lounge & Dining Room

22' 5" x 10' 4" (6.83m x 3.15m)

Windows to front, feature fireplace and an electric radiator

Kitchen

7' 6" x 7' 1" (2.29m x 2.16m)

Good size separate kitchen with windows to front, consisting of a range of eye level and base units, with contrasting worksurfaces and tiled splash back, integrated appliances including an eye level oven, hob, extractor, fridge and dishwasher



Bedroom 1

18' 1" x 9' 2" (5.51m x 2.79m)

Window to front, separate dressing area, built in wardrobes and an electric radiator

Shower Room

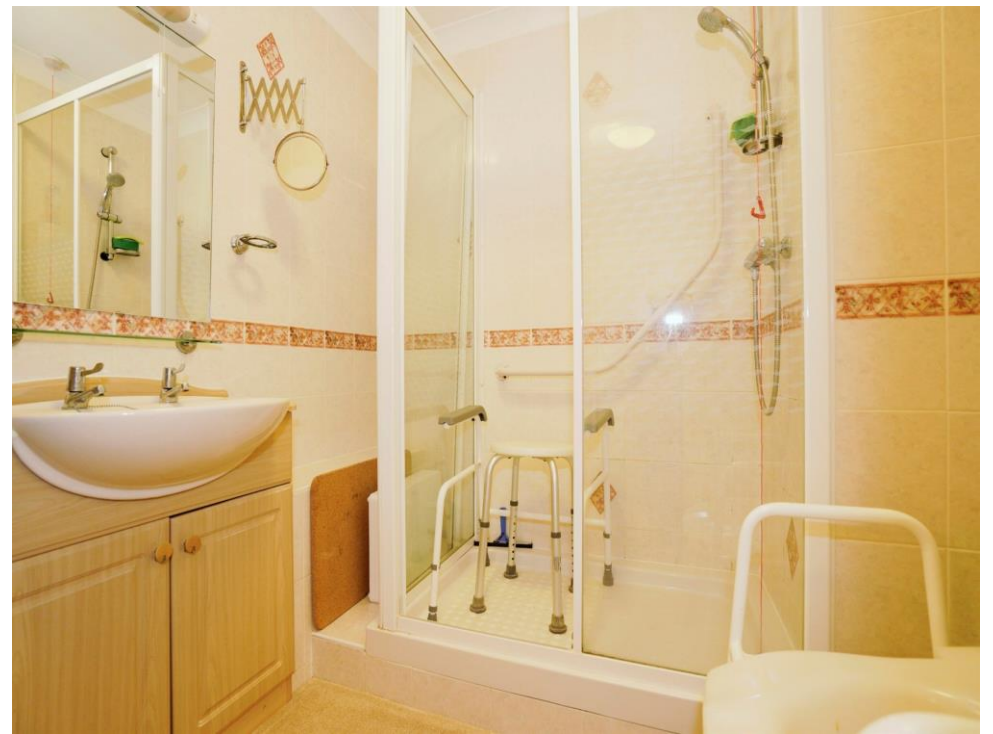
6' 9" x 5' 7" (2.06m x 1.70m)

Generous sized shower room, partially tiled with suite consisting of a walk-in shower, vanity hand wash basin, low level flush WC, and a heated towel rail.

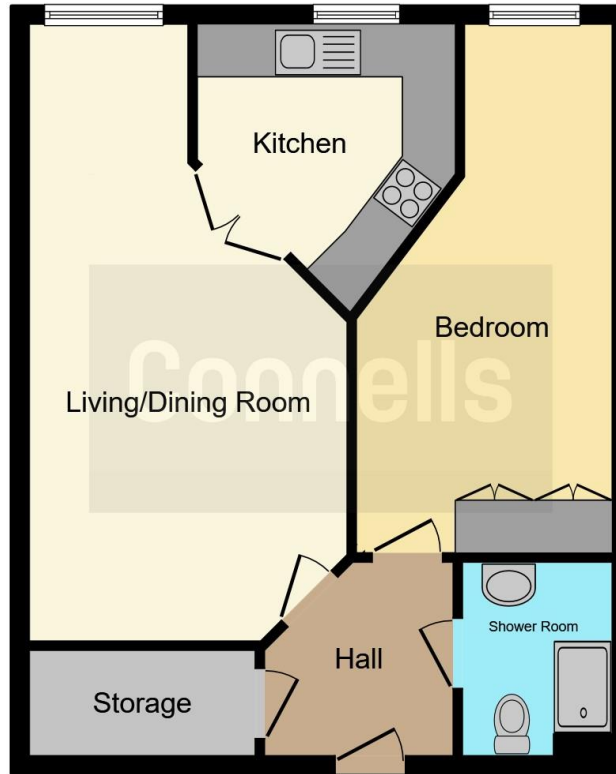
Outside

Outside offers residential parking and pretty communal gardens. There is a manager on site and 24-hour assistance









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

To view this property please contact Connells on

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EPC Rating: B

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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