



Connells

Millstone Way
Harpenden



Property Description

A beautifully presented 2-bedroom riverside apartment situated in a sought-after location. The property offers a generous entrance hall, large open plan kitchen, lounge dining room with large windows with Juliette balcony, 2 double bedrooms, with ensuite shower room from principal bedroom and a family sized bathroom. The property further benefits from 117 years remaining on the lease and allocated parking space and riverside views.

Entrance Hall

17' 6" x 3' 9" (5.33m x 1.14m)

Generous entrance hallway with large storage cupboard, secure entry phone system, radiator and doors to further accommodation

Kitchen/Lounge/Dining Room

16' 5" x 15' 6" (5.00m x 4.72m)

Large open plan kitchen/dining room/lounge with patio doors leading to Juliette balcony with views over the River Lea.

Kitchen

Modern high gloss kitchen offering a range of eye level and base units with contrasting worksurfaces and splashback. Integrated appliances include a fridge freezer, hob, oven, extractor, washing machine and a dish washer.



Bedroom 1

16' 6" x 10' 5" (5.03m x 3.17m)

Large double bedroom, windows overlooking side of building, door to ensuite and radiator

Ensuite

6' 4" x 6' 2" (1.93m x 1.88m)

Generous ensuite shower room with window to side, suite consists of a walk-in shower, pedestal hand wash basin, a low-level flush WC and a heated towel rail

Bedroom 2

10' 5" x 9' 3" (3.17m x 2.82m)

Another good-sized double bedroom with windows overlooking the side and a radiator

Family Bathroom

8' 5" x 5' 6" (2.57m x 1.68m)

Large modern family bathroom with windows overlooking front of the building and consisting of a panel bath with overhead shower and glass surround, vanity hand wash basin, a low-level flush WC and heated towel rail

Outside

Outside offers an allocated parking space, pretty communal grounds and plenty of visitors parking









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 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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