



**Connells**

Homedell House Roundwood Lane  
HARPENDEN



# Homedell House Roundwood Lane HARPENDEN AL5 3RA

for sale  
**£120,000**



## Property Description

A beautifully presented 1 Bedroom first floor apartment situated in a popular over 60's secure development within a mile of Harpenden high street. The property offers a generous entrance hall, dual aspect lounge, open plan modern high gloss kitchen, double bedroom and a shower room. The development offers lift access, manager on site Monday to Friday, access to careline, spacious communal lounge, residents and visitors parking, pretty communal gardens, laundry and bookable guest accommodation. The property is offered on a chain free and vacant basis.

### Entrance Hall

8' 8" x 3' 2" ( 2.64m x 0.97m )

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

### Lounge/Dining Room

15' 4" x 13' 8" ( 4.67m x 4.17m )

Large lounge with dual aspect windows to front and side, open to kitchen and assistance pull cord.

### Kitchen

7' 2" x 5' 5" ( 2.18m x 1.65m )

Modern kitchen with a range of eye level and base units with contrasting work surfaces and splash back. Benefits from an integrated oven and hob.

### Bedroom

11' 8" x 8' 6" ( 3.56m x 2.59m )

A good sized double bedroom with windows over looking the rear of the building, built in wardrobes and an assistance pull cord.

### Shower Room

6' 8" x 5' 4" ( 2.03m x 1.63m )

Good sized shower room with walk in shower, vanity hand wash basin, low level flush WC and a heated towel rail

### Facilities

Outside offers residents and visitors parking, pretty communal grounds and terrace. Internally there is a good sized residents lounge, guests accommodation and communal laundry.

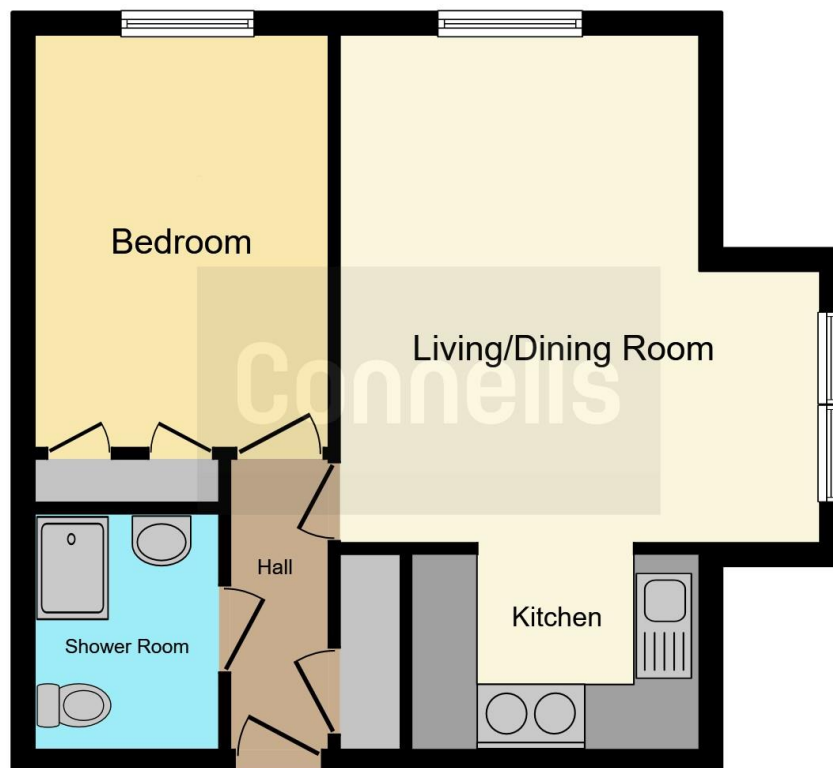












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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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50 High Street  
 HARPENDEN AL5 2SU

**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HPN306692](http://connells.co.uk/Property/HPN306692)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Sep 1986. 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.

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.



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