



**Connells**

Millstone Way  
Harpenden





## Property Description

A stunning penthouse apartment situated in a sought-after location on a pretty riverside development less than a mile from Harpenden train station and presented in turnkey condition. The well planned and spacious accommodation comprises a long hallway with security system, double aspect open plan lounge/dining room, beautifully fitted kitchen, modern family bathroom, two double bedrooms with Juliet balconies and a large ensuite to the master bedroom. Communal gardens and allocated parking. Internal viewing is a must.

## Entrance Hallway

Radiator, security system.

## Open Plan Lounge/Diner

20' 4" x 15' 6" (6.20m x 4.72m)

Double aspect with windows to side and rear, Radiator, opening into the Kitchen.

## Kitchen

Fitted with high specification wall and base units accompanied with worksurfaces incorporating built in oven, hob and cooker hood. Built in washer/dryer, dishwasher, and fridge/freezer. Wall mounted Combe boiler.

## Bedroom One

16' 1" x 10' 6" (4.90m x 3.20m)

Window with Juliet balcony with views to the river, fitted wardrobes, Radiator.

## En Suite

Suite comprising shower cubicle, low level w/c, wash hand basin, heated towel rail, extractor fan.

## Bedroom Two

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

Window with Juliet Balcony, large walk-in cupboard, Radiator.

## Bathroom

Modern suite comprising panelled bath with shower over, wash hand basin. low level w/c, heated towel rail, extractor fan.

## Outside

The property is located on the second (top) floor and benefits from its own landing with no other apartments on the level. Externally there is well kept communal gardens and an allocated parking bay,

## Agents Note

We understand from the seller that the lease is 125 years with 116 years remaining. Ground Rent is approx. £340 pa and service charge approx. £1600 pa including building insurance. This information should be verified with your solicitors before exchange of contracts.













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

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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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