



Connells

Millstone Way
Harpenden



Property Description

A beautifully presented top floor penthouse apartment in turnkey condition in a pretty riverside development offered for sale with no onward chain. The accommodation comprises of two double bedrooms, bathroom and ensuite, bright open plan lounge and kitchen, allocated parking. Viewing is essential to appreciate this stunning home.

Entrance Hallway

21' x 3' 10" (6.40m x 1.17m)

Entryphone system, radiator, built in cloaks cupboard with automatic lighting.

Lounge

22' 9" x 17' 10" (6.93m x 5.44m)

Two skylight windows, window to rear, eves storage, radiator, opening into kitchen.

Kitchen

9' 1" x 7' 1" (2.77m x 2.16m)

A modern fitted kitchen with a comprehensive range of built in wall and base units with complimentary worksurfaces incorporating one and a half bowl sink unit, oven, and hob with extractor hood over, fridge/freezer, dishwasher and washing machine. Additional built in eves storage.

Bedroom One

14' 9" x 9' 3" (4.50m x 2.82m)

Juliet window to side, skylight window, built in wardrobes, floor to ceiling radiator.

Ensuite

7' 3" x 4' 7" (2.21m x 1.40m)

White suite comprising of a double shower cubicle, low level w/c, wash basin, part tiled walls, floor to ceiling radiator.

Bedroom Two

15' 6" Max x 12' 9" (4.72m Max x 3.89m)

Juliet window to side, radiator, walk in cupboard, hatch to loft.

Bathroom

6' 4" x 6' 3" (1.93m x 1.91m)

White suite comprising of panelled bath with shower over and screen, low level w/c, wash hand basin, heated towel rail.

Outside

Externally the property has an intercom system, allocated and visitor parking, well-kept communal gardens.

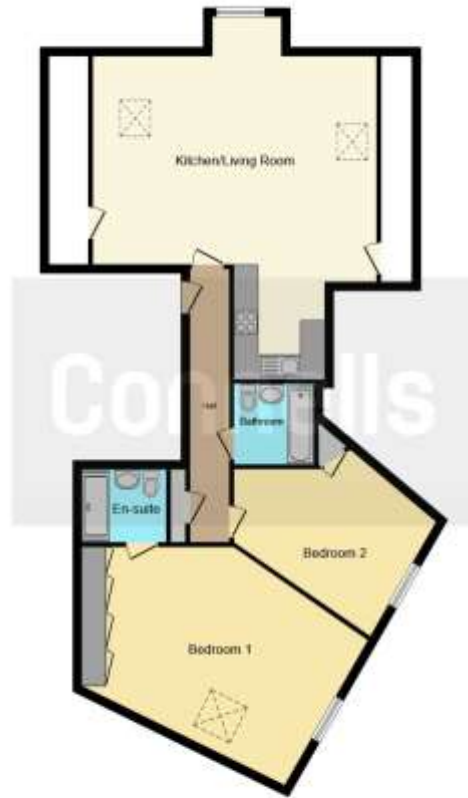
Agents Note

We understand from the seller there is 115 years remaining on a 125-year lease. Service charge currently £1600 pa and Ground £340 pa.









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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50 High Street
 HARPENDEN AL5 2SU

EPC Rating:
 Awaited

Council Tax
 Band: C

Service Charge:
 1600.00

Ground Rent:
 341.00

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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