



Grove Road
Harpenden



Property Description

A beautifully presented two bedroom first floor apartment situated in a sought after location in Southdown Harpenden. The property offers an entrance hallway, large dual aspect lounge with access to private balcony, modern kitchen, 2 good sized bedrooms and a family bathroom. Outside offers a single garage with an allocated parking space and communal gardens.

The property benefits from no onward chain, a share of the freehold and has 946 years remaining on the lease. There is no ground rent, service charge is £ 117.46 per month (£1413.12 per annum) and includes buildings insurance.



Entrance Hallway

L shaped entrance hallway with two inbuilt storage cupboards, access to loft and a radiator.

Lounge

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

Large dual aspect lounge with views to the side and rear, patio glazed door to private balcony and a radiator.

Kitchen

9' 6" x 6' 5" (2.90m x 1.96m)

A good sized kitchen fitted with a range of neutral eye level and base units, door to built in pantry and space for a freestanding oven, fridge freezer and washing machine.

Bedroom One

11' 4" x 11' 9" (3.45m x 3.58m)

A large double bedroom with window overlooking balcony and rear, built in wardrobe and a radiator.

Bedroom Two

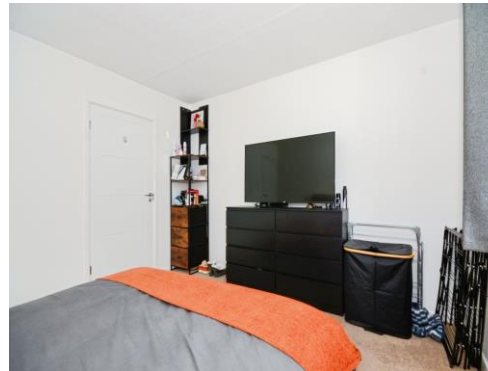
12' 6" x 9' 1" (3.81m x 2.77m)

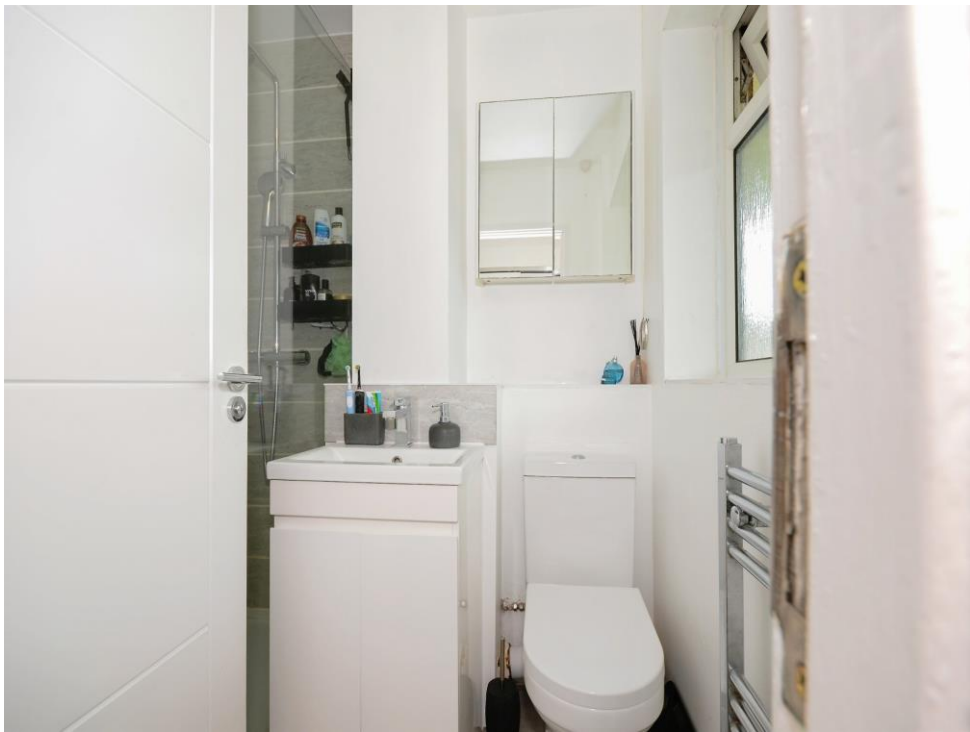
Another good sized bedroom with window to front and a radiator.

Bathroom

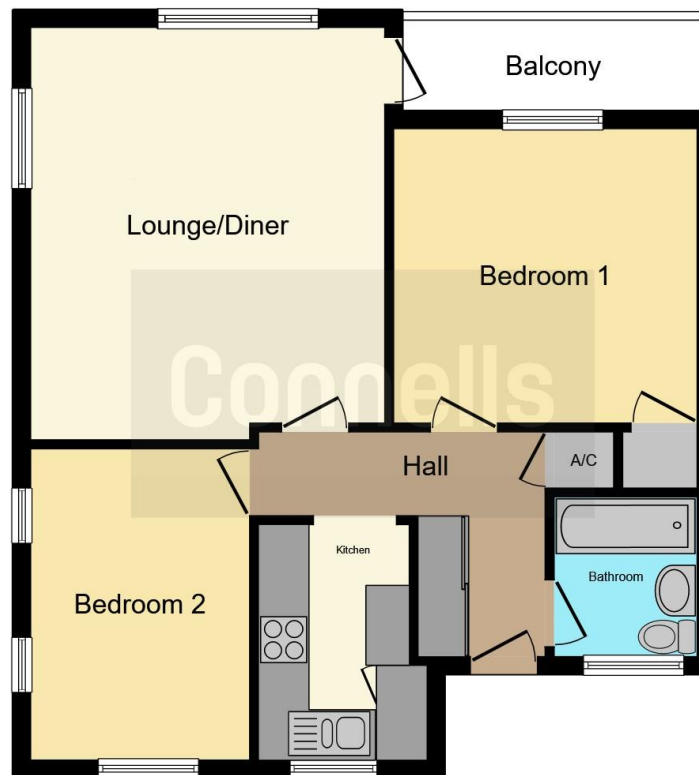
6' 8" x 5' 4" (2.03m x 1.63m)

Outside









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

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T 01582 760 131
E harpenden@connells.co.uk

50 High Street
 HARPENDEN AL5 2SU

EPC Rating: C

Council Tax
 Band: C

Service Charge:
 1413.12

Ground Rent:
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1972. 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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