



Connells

Station Road  
Harpenden



### Property Description

Located in central Harpenden, an opportunity to acquire this two-bedroom first floor maisonette apartment which would be ideal for an investment purchase, situated a 'stone's throw' from the mainline station serving London St Pancras. The accommodation benefits from its own private entrance and comprises a lounge with exposed beams, kitchen, bathroom, two double bedrooms, gas central heating and is offered with no onward chain.

### Entrance Hallway

13' 8" x 3' 5" (4.17m x 1.04m)

Doors leading to further accommodation.

### Kitchen

7' 3" x 4' 8" (2.21m x 1.42m)

Window to rear, a good-sized kitchen consisting of a range of eye level and base units with complimentary worktops incorporating a stainless-steel sink, space for cooker, washing machine, fridge and freezer and gas boiler.

### Lounge

13' 3" x 12' 6" (4.04m x 3.81m)

Two windows to front, radiator, exposed beams.

## Bedroom One

11' x 10' 11" (3.35m x 3.33m)

Window to rear, radiator, cupboard housing hot water tank and access to loft.

## Bedroom Two

12' 7" x 8' 8" (3.84m x 2.64m)

Window to rear and radiator.

## Bathroom

7' 3" x 4' 4" (2.21m x 1.32m)

Suite comprising panelled bath, wash hand basin, low level WC, tiled floor, radiator.

## Outside

There is a bin storage area.

## Agents Note

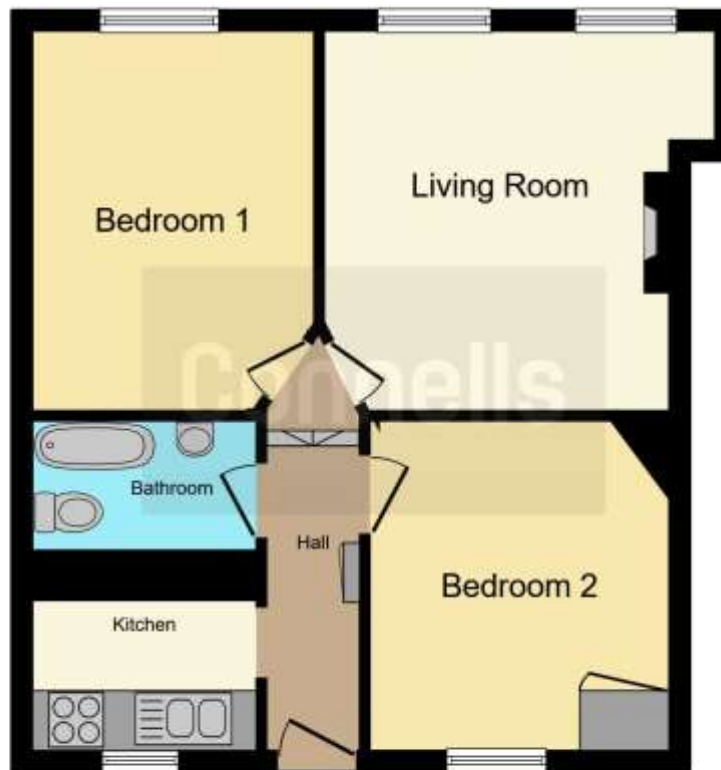
We understand from the owner that the lease is 990 years from 2009 with 974 Years remaining. Ground Rent is £50 per annum and there is no service charge.











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: D

Council Tax  
 Band: D

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

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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