



Connells

Millstone Way
Harpenden



Property Description

A well-presented 2-bedroom riverside apartment situated in a sought-after location. The property offers a generous entrance hall, large open plan kitchen, lounge dining room with large windows with Juliette balcony, 2 double bedrooms, with ensuite shower room from principal bedroom and a family sized bathroom. The property further benefits from 117 years remaining on the lease and allocated parking space and no onward chain.

Entrance Hall

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

Kitchen/Lounge & Dining Room

21' 5" x 13' 10" (6.53m x 4.22m)

Large open plan kitchen/dining room/lounge with patio doors leading to Juliette balcony.

Bedroom 1

10' 8" x 10' 7" (3.25m x 3.23m)

Double glazed windows to front and door to ensuite.

Ensuite

Modern shower room with walk in shower, hand wash basin, WC and a heated towel rail.

Bedroom 2

10' 6" x 8' (3.20m x 2.44m)

Good sized double bedroom with double glazed windows and a radiator.

Family Bathroom

Generous family bathroom with panel bathroom with overhead shower and glass surround, hand wash basin, WC and a heated towel rail.

Outside

Offers pretty communal grounds and an allocated parking space.





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
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EPC Rating: B

Council Tax
 Band: C

Service Charge:
 1500.00

Ground Rent:
 341.00

Tenure: Leasehold

view this property online connells.co.uk/Property/HPN306212

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 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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