



Connells

Clarendon Court Clarendon Road
Harpenden

Clarendon Court Clarendon Road Harpenden AL5 4PT

For Sale
£275,000



Property Description

A lovely two double bedroom first floor apartment offered for sale with vacant possession within a cul de sac location in Clarendon Court.

An ideal first-time purchase and within easy reach of the High Street and mainline station. The property also benefits from communal residents parking and has only four apartments within this secure entrance.



Hallway

16' 1" max x 7' 2" max (4.90m max x 2.18m max)

Lounge

16' x 12' (4.88m x 3.66m)

Kitchen

6' 5" x 9' 4" (1.96m x 2.84m)

Bedroom One

11' 1" max x 12' 6" max (3.38m max x 3.81m max)

Bedroom Two

11' 1" x 9' 5" (3.38m x 2.87m)

Bathroom

6' 2" x 9' 8" (1.88m x 2.95m)





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

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

50 High Street
 HARPENDEN AL5 2SU

EPC Rating: B

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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