



**Connells**

Lea Springs Lower Luton Road  
Harpenden



### Property Description

A stylish flexicare development ground floor apartment for the over 55's only. Situated on the east side of Harpenden off Common Lane with the added benefit of extra on-site facilities to cater for all needs. It benefits from a good local bus service, shopping facilities within approximately 500 yards and the town centre just over a mile away. This property is being offered with 75% shared ownership- the full market value is £340,000



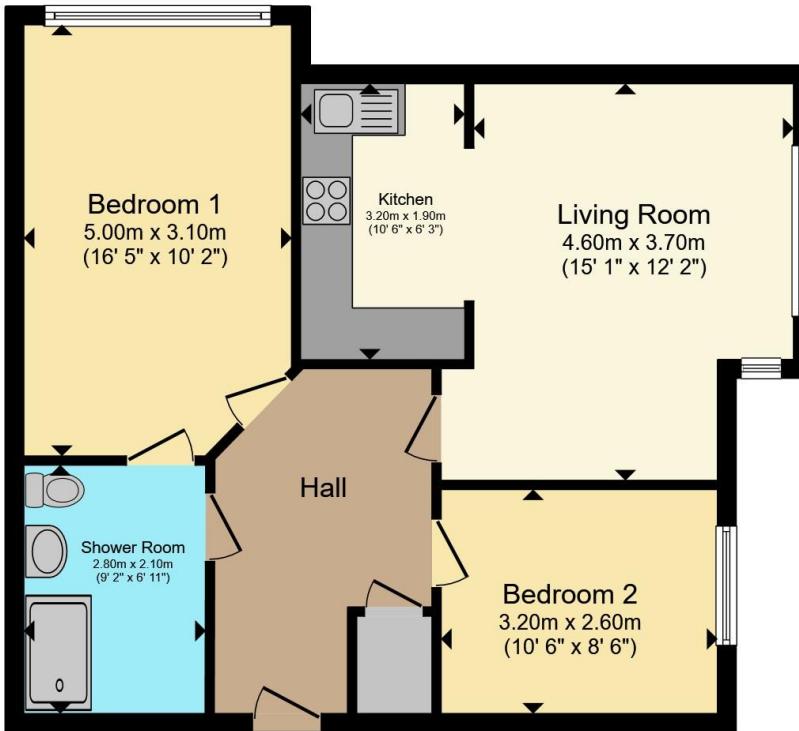
## Key Features:

- Ground Floor Retirement Apartment
- Over 55's Only
- Two good size bedrooms
- Spacious Lounge/Diner
- Bathroom
- Kitchen
- Immediate Vacant Possession
- Shared Equity









Total floor area 63.5 m<sup>2</sup> (683 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

**T 01582 760 131**  
**E [harpenden@connells.co.uk](mailto:harpenden@connells.co.uk)**

50 High Street  
 HARPENDEN AL5 2SU

EPC Rating:  
 Awaited

Council Tax  
 Band: D

Service Charge:  
 4817.28

Ground Rent:  
 150.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2014. 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.

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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