





Property Description

Recently built development - this stunning and spacious 2 bedroom apartment with lounge/ kitchen area, Bedroom 1 with en suite shower room, bedroom 2 and a bathroom. The property also has the benefit of undercroft parking and large storage cupboard. Located close to the River Lea and local amenities. Chain Free.

Harpenden is a town in the City of St Albans district, in the county of Hertfordshire. It is bordered by the neighbouring villages of Redbourn & Wheathampstead. Harpenden is known as a commuter town, with frequent and direct rail connections into London St Pancras. The M1 runs in close proximity. The closest access to the M1 is Junction 9 & 10 with convenient links to all London airports. Harpenden is famed for its exceptional schooling attracting good/outstanding Ofsted.

A notable feature of Harpenden is its abundance of beautiful parks and commons. The central area of Harpenden, known locally as "the village" is characterised by Church Green, Leyton Green and the High Street Greens, which give the town its provincial feel. The town is renowned for its local sporting facilities including golf, tennis, rugby, football and cricket clubs, catering for all ages and abilities. In addition there is an abundance of restaurants, coffee shops and boutiques setting the town apart.

Entrance Hall

Cupboard. Radiator. Phone entry system. Door to side

Lounge/ Diner/ Kitchen

16' 5" x 13' (5.00m x 3.96m)

Fitted kitchen with wall and base units. Stainless steel sink and drainer. Work surfaces. Electric oven and gas hob. Cookerhood. Integrated washing machine, dishwasher and fridge/freezer. Central heating boiler. Radiator. Door to Juliet balcony.

Bedroom 1

16' max - into wardrobe x 9' 9" max (4.88m max - into wardrobe x 2.97m max)

Fitted wardrobes. Radiator. Double glazed window to rear.

En Suite

Shower cubicle, wash hand basin and low level WC. Radiator. Double glazed window to rear.



Bedroom 2

11' 2" Max x 9' 9" (3.40m Max x 2.97m)

Built in fold out bed. Radiator. Double glazed window to front.

Bathroom

Bath with mixer tap, shower attachment, wash hand basin and low level WC. Extractor fan. Radiator.

Parking

Undercroft parking space with large storage cupboard to rear.

Charges

122 Years remaining on the lease

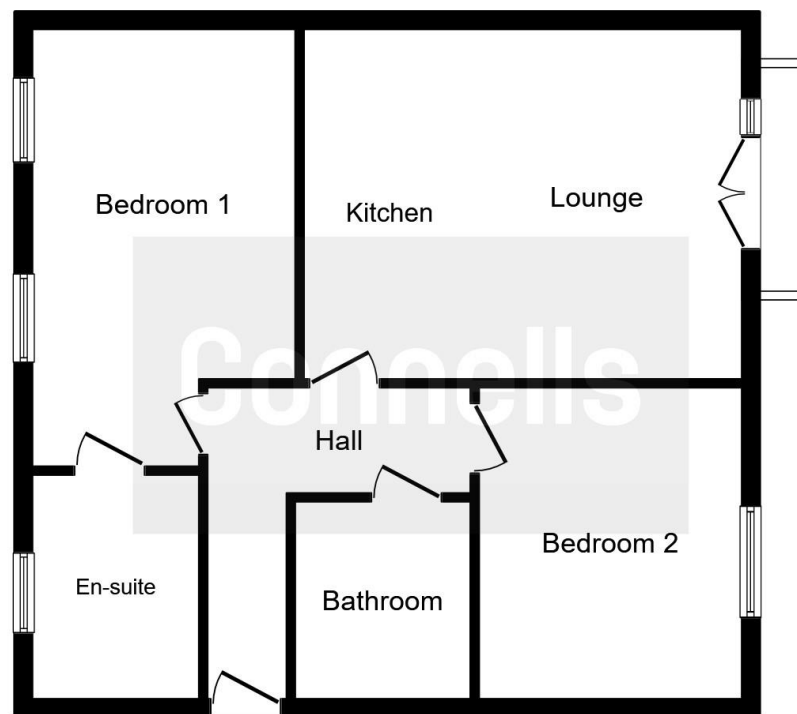
£300 P/A Ground Rent

£1143 P/A Service Charge









Floor Plan

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).
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To view this property please contact Connells on

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EPC Rating: B

Tenure: Leasehold

view this property online connells.co.uk/Property/ref-HPN305347

Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



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