



**Connells**

Lower Luton Road  
Harpenden





## Property Description

A stylish flexicare development this two bedroom luxury 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. With good local bus service, shopping facilities within approximately 500 yards and town centre just over a mile away. This is a shared ownership development, a maximum of 75% can be purchased at £300,000.

Amenities and services - Communal lounge, Restaurant, Hair salon, Activities room, Buggy store, Guest suite, Lift access to all floors, Communal laundry, Assisted bathroom, CCTV, Landscaped garden.

A full time court manager service, care and support services 24/7 if required.

Pet friendly. Social activities including coffee mornings, arts and craft workshops, gardening club, games afternoons, bingo and regular entertainment.

## Entrance Hall

Cupboard. Intercom phone system. Alarm cord.

## Lounge

16' 9" x 12' 5" ( 5.11m x 3.78m )

Double glazed doors to balcony and window to side.

## Kitchen

12' x 7' 2" ( 3.66m x 2.18m )

Fitted kitchen with wall and base units. Sink and drainer. Work surfaces. Oven and hob. Cookerhood. Plumbing for washing machine. Double glazed window to side.

## Bedroom 1

13' 5" max x 12' 6" ( 4.09m max x 3.81m )

Double glazed window to front.

## Bedroom 2

13' 9" x 7' 6" ( 4.19m x 2.29m )

Double glazed window to front.

## Wet Room

Shower, wash hand basin and WC. Tiling. Extractor fan. Shaver point.

## Communal Garden

















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**

Tenure: Leasehold

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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.



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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