



Connells

Harvest Court
St. Albans



Property Description

This two bedroom ground floor retirement maisonette built by Bovis Homes is situated in a popular cul-de-sac location within the Jersey Farm area of St Albans and close by to local amenities. With a private entrance this popular style retirement property is dedicated to the over 60's and combines the living arrangement and security of a scheme manager, with the independence of private living. The property comprises of an entrance hall leading on to a lounge/diner which then goes through to the kitchen, two bedrooms and the bathroom. Externally there are beautifully maintained communal gardens and residents parking and the property also benefits from being offered chain free.

Harvest Court is found in the Jersey Farm area which is to the northeast side of St Albans and close by to local amenities, including a Tesco Metro, takeaway, doctors, pharmacy and a public house. St Albans City Centre is less than two miles away and provides an excellent selection of shopping and leisure facilities along with a mainline railway station to London St Pancras.

'The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.'

Lounge

16' max x 12' max (4.88m max x 3.66m max)
Triple glazed window to the front, doors to the kitchen and hallway, coving to the ceiling, electric fire and radiator, carpet.

Kitchen

10' x 6' (3.05m x 1.83m)
Triple glazed window to the rear, fitted kitchen with an array of wall and base units, work surface, sink and drainer, tiled splash back, built in dishwasher and fridge freezer, washing machine, induction hob, electric oven, cooker

hood, carpet.

Hallway

Airing cupboard, storage cupboard, pull cord and carpet.

Bedroom One

10' x 13' (3.05m x 3.96m)
Double glazed door leading to the rear garden and patio area, built in wardrobes, radiator and carpet.

Bedroom Two

6' x 12' (1.83m x 3.66m)
Triple glazed window to the front, under stairs storage cupboard, electric radiator and carpet.

Bathroom

Triple glazed window to the rear, three piece suite comprising of wc, wash hand basin and spa bath with shower, electric heated towel rail, warm air heater, laminate flooring.

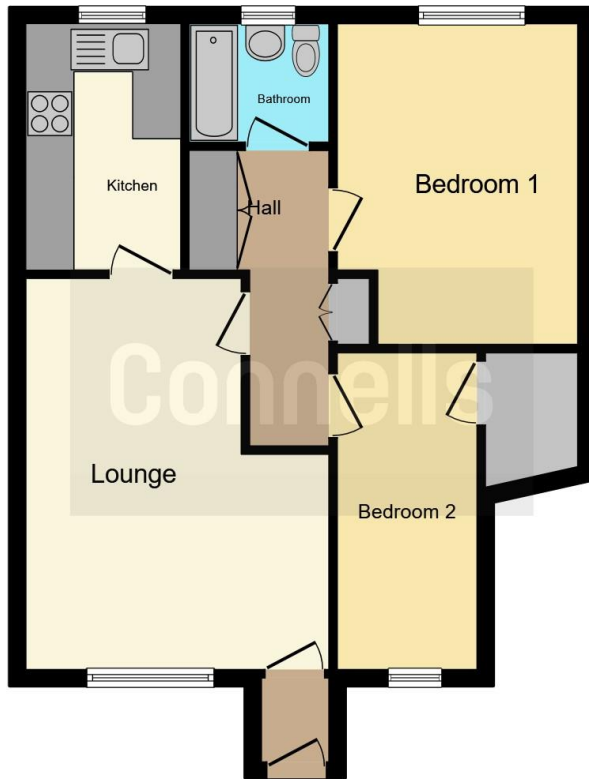
Rear Garden

Private patio area and communal gardens.

Parking

Residence parking.





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 01727 851 100
E marshalswick@connells.co.uk

5 Wycombe Place The Quadrant Marshalswick
 ST ALBANS AL4 9RH

EPC Rating: D

view this property online connells.co.uk/Property/MWK305589

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.



Tenure: Leasehold



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: MWK305589 - 0005