



## 12 Reed Place Bloomfield Road

Harpenden, AL5 4DE

A brand new second floor apartment built by reputable developers Bridgewater Homes. The apartment forms part of this exclusive and superbly appointed development located just north of the town centre in this well regarded residential road.

**Guide price £535,000**

# 12 Reed Place Bloomfield Road

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- Luxury Apartment
- Siemens Appliances
- Video Phone Entry
- underfloor heating
- kitchen cabinets by Porcelanosa
- High quality interior fittings
- Lift to all floors
- Underground Parking
- Sumptuous bathroom suites
- EV Charger

## Entrance hall

## Kitchen / Living /Dining room

15'4" x 14'6" (4.68 x 4.43)

## Bedroom One

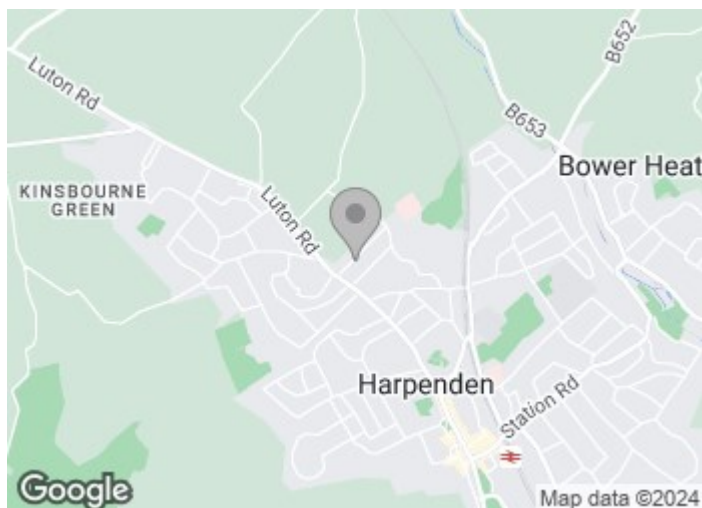
12'2" x 11'4" (3.72 x 3.47)

## En suite

## Bedroom Two

16'0" x 7'6" (4.90 x 2.31)

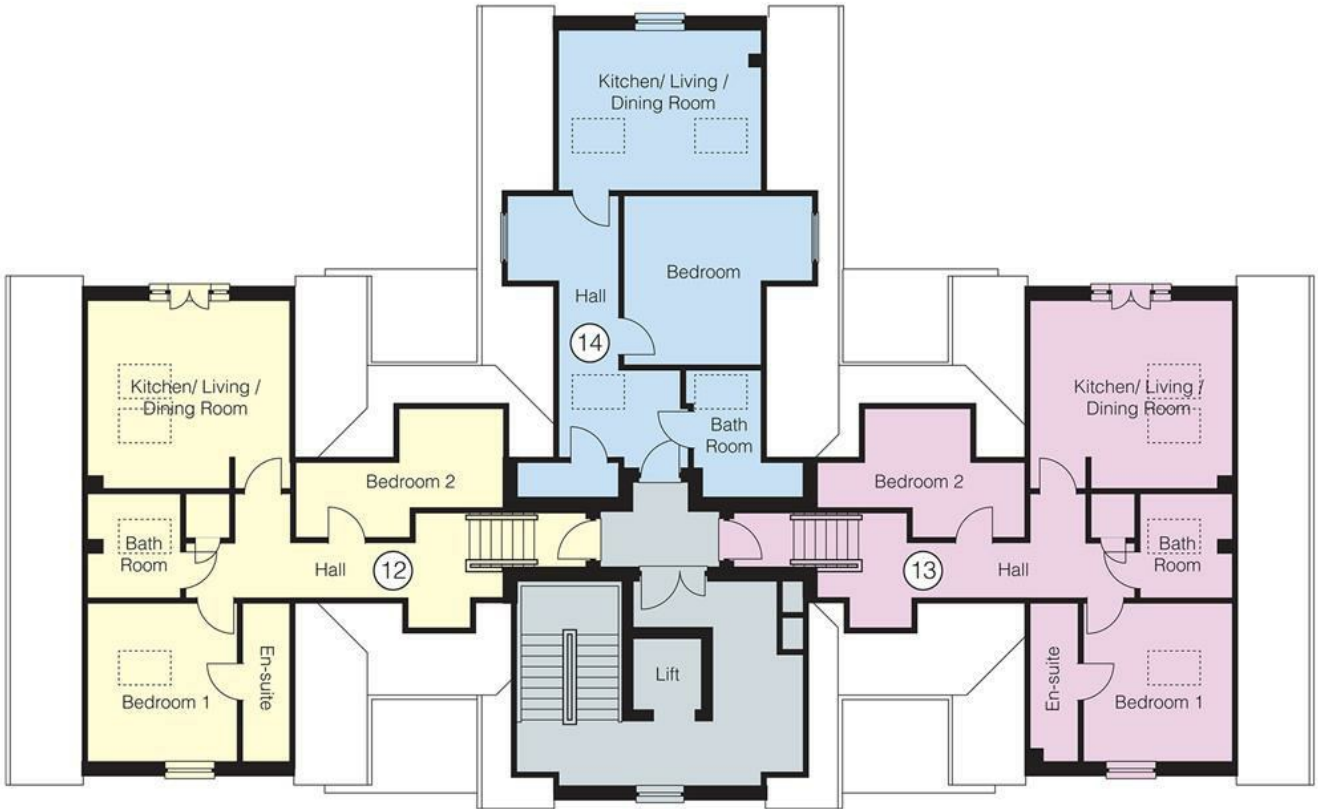
## Bathroom



[Directions](#)



# Floor Plan



Second Floor

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	