



Station Approach

Harpenden, AL5 4SP

Station House is a stunning new development - moments from the town centre - finished to an extremely high specification. This third floor apartment offers open plan living space and a well proportioned Bedroom. Video entry system, CCTV security and internal bike storage. Lease 250 years. *SHOW HOME PHOTOS*

Guide price £325,000

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- Brand new development
- Underfloor heating
- 10 year ICW warranty
- High specification
- Video entry system & CCTV security
- Lease 250 years
- Appliances included
- Internal bike storage
- Central location

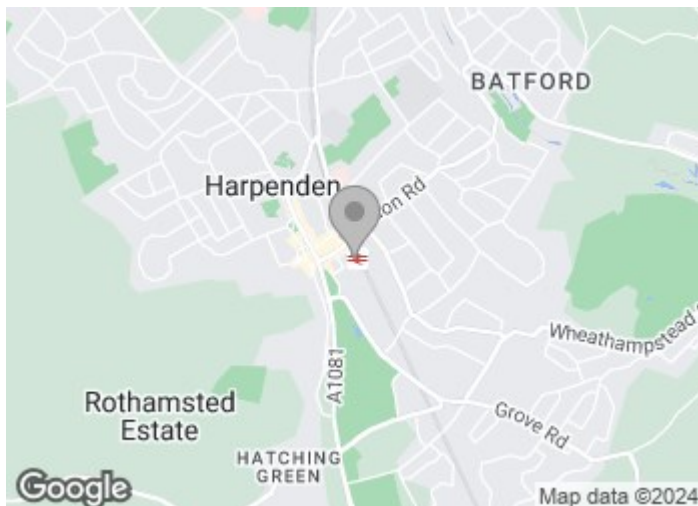
Living Room / Kitchen

17'3" x 14'4" (5.26 x 4.39)

Bedroom

17'4" x 9'0" (5.29 x 2.75)

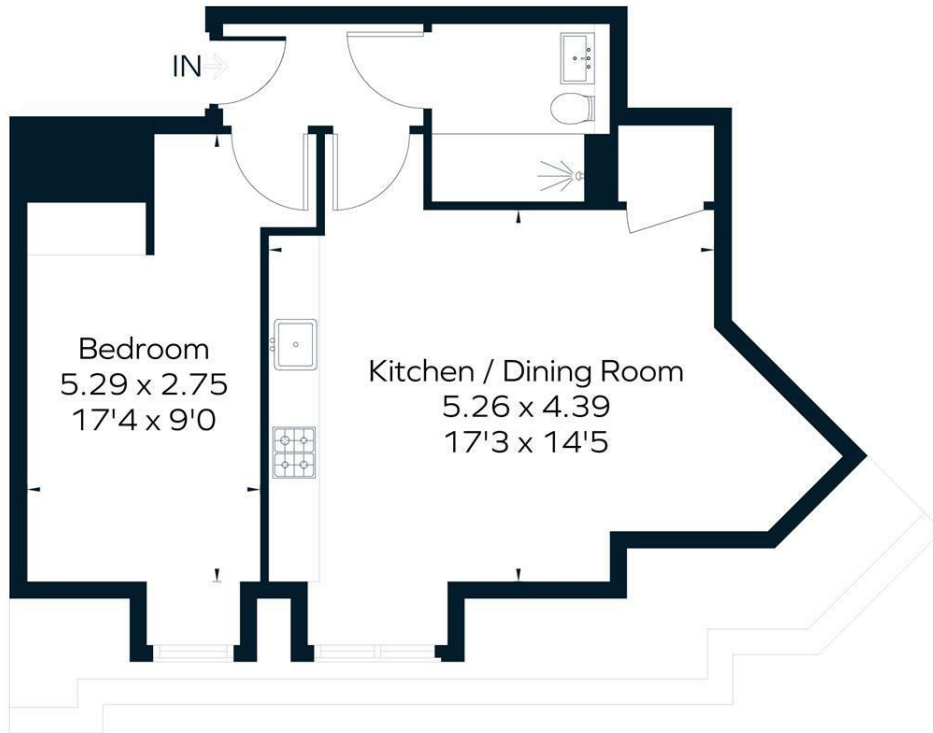
Shower Room





Floor Plan

Approximate Area = 51.1 sq m / 550 sq ft



Third Floor

Drawn for illustration and identification purposes only.
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| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|---|-------------------------|-----------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | | (92 plus) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | | (55-68) D | | |
| (39-54) E | | | (39-54) E | | |
| (21-38) F | | | (21-38) F | | |
| (1-20) G | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | | England & Wales | EU Directive 2002/91/EC | |