



Melbourne Mews

Wheathampstead, AL4 8FN

Stunning apartment of circa 1,600 sq ft on the top floor. The apartment can be accessed via lift or stairs and is the only apartment on this floor. This Jarvis built development is moments from the High Street. Open plan living space with a private, south facing balcony. Two parking spaces - one undercover - with a communal electric car charger. Share of Freehold - lease 250 years.

Guide price £935,500

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- Top floor (with lift)
- High specification throughout
- Two parking spaces (one undercover)
- Circa 1,600 sq ft
- Open plan living space
- Communal electric car charger
- Jarvis built new development
- Private balcony, south facing
- Share of Freehold

Entrance Hall

Kitchen / Living / Dining Room

34'10" (max) x 32'9" (10.64 (max) x 10.0)

Terrace

Study Area

Bedroom One

18'0" (max) x 13'8" (5.49 (max) x 4.17)

En-suite Shower Room

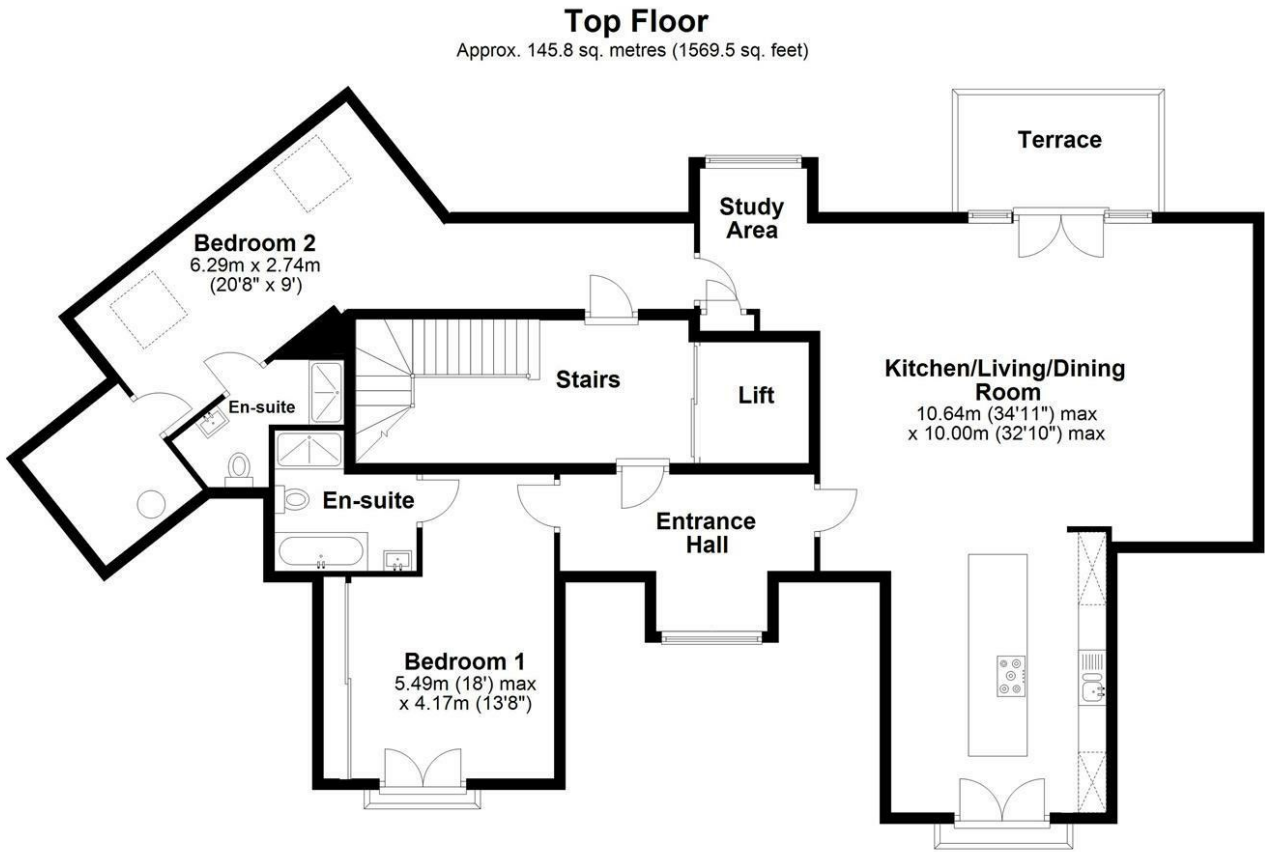
Bedroom Two

20'7" x 8'11" (6.29 x 2.74)

En-suite Shower Room







Total area: approx. 145.8 sq. metres (1569.5 sq. feet)

Sketch layout only. Not to scale. Plan produced for Whittaker & Co.

Plan produced using PlanUp.

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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	