



## Bloomfield Road

Harpenden, AL5 4DE

\*Show Home photos\* Fantastic apartment on the ground floor of this exclusive development by Bridgewater Homes. Extremely high specification throughout, to include underfloor heating. One underground parking space plus an EV charger. Bloomfield Road is within a short walk of the town centre and station. Due for completion Autumn 2023.

**Guide price £575,000**

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- High specification throughout
- Underfloor heating
- Underground parking space
- Porcelanosa Kitchen
- Lift to all floors
- Electric Vehicle charger
- Siemens appliances
- Video phone entry
- Short walk to town centre & station

## Entrance Hall

## Living /Dining Room

13'1" x 12'9" (3.99 x 3.89)

## Kitchen

13'1" x 8'10" (3.99 x 2.70)

## Bedroom One

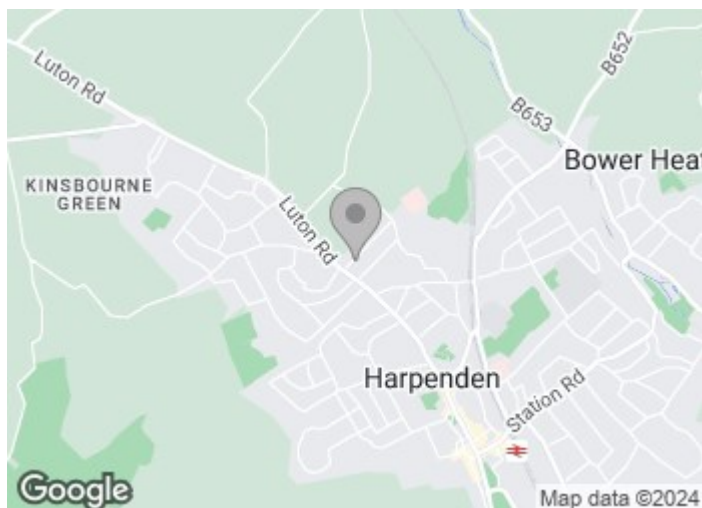
12'7" x 8'10" (3.86 x 2.70)

## En suite

## Bedroom Two

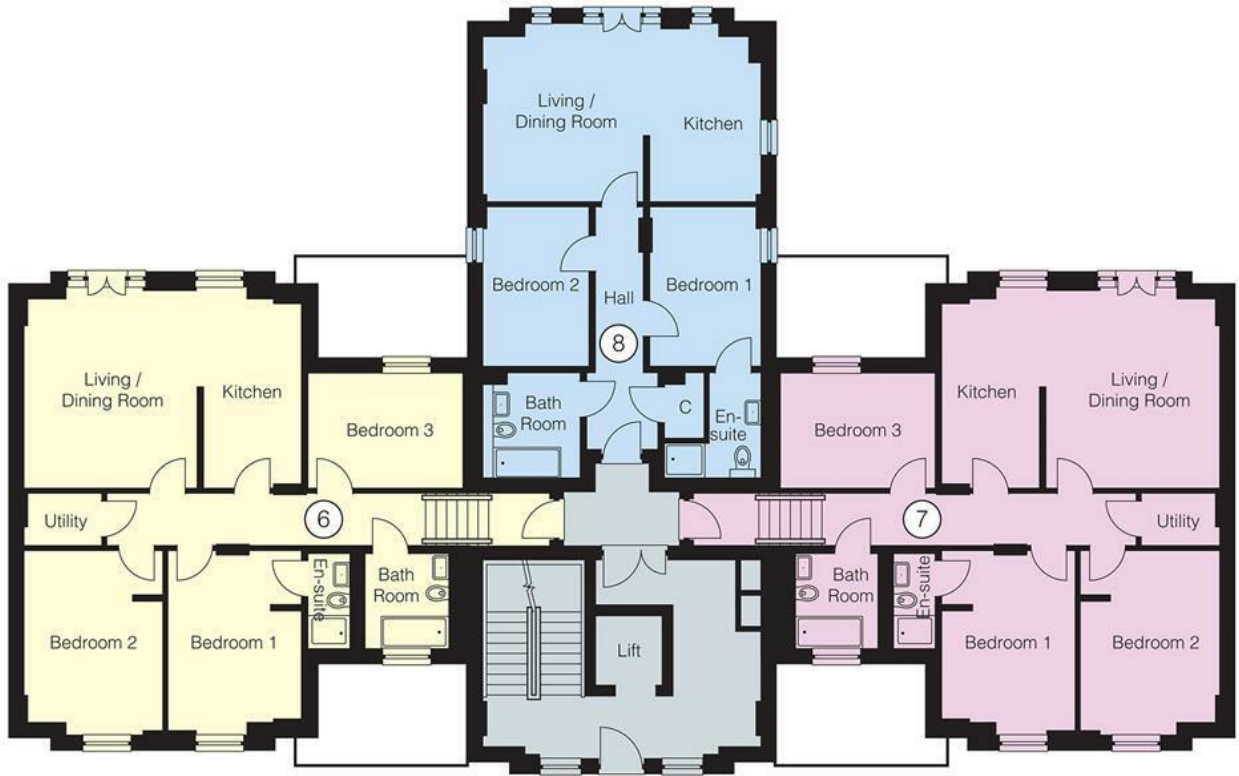
12'7" x 8'5" (3.86 x 2.58)

## Bathroom





# Floor Plan



Ground 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		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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	