



Southdown Road

Harpenden, AL5 1PS

Immaculately presented and well proportioned apartment on the ground floor of this modern purpose built development. Open plan living space and additional benefit of a private patio. Allocated parking space (gated), plus visitor parking. Moments from the amenities of Southdown, close to The Common and within walking distance of Harpenden town centre and station. Lease 117 years remaining. *CHAIN FREE*

Guide price £495,000

Southdown Road

Harpenden, AL5 1PS



- Circa 785 sqft
- Private patio
- Short walk to town centre & station
- Ground Floor
- Allocated parking space (gated) plus visitor parking
- Lease 117 years remaining
- Open plan living space
- Moments from amenities of Southdown
- Chain Free

Entrance Hall

Living Room / Kitchen

17'11" (max) x 21'9" (max) (5.48 (max) x 6.65 (max))

Bedroom One

13'7" x 9'2" (4.16 x 2.80)

En-suite Shower Room

Patio

Bedroom Two

9'5" x 10'10" (2.89 x 3.31)

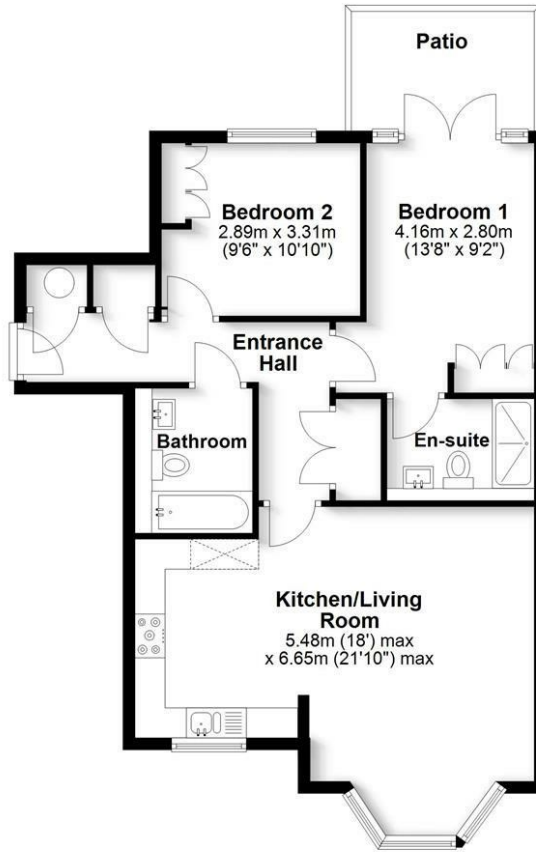
Bathroom





Ground Floor

Approx. 72.9 sq. metres (784.8 sq. feet)



Total area: approx. 72.9 sq. metres (784.8 sq. feet)

Produced for Cassidy & Tate Estate Agents. For guidance purposes, not to scale.

Plan produced using PlanUp.

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 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	