



## 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 sqt
- 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)

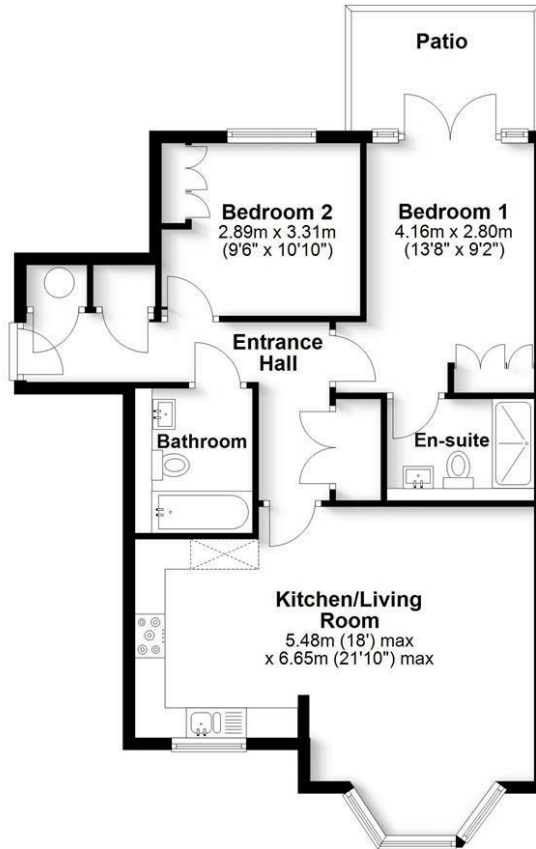
## Bathroom





**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.

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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	