



## Arden Grove

Harpenden, AL5 4SJ

Fabulous apartment of circa 1,500 sq ft on the top floor (lift), with open plan living space, opening onto a private balcony. Additional benefit of underground parking. The Old Post House is in central Harpenden, within a few minutes' walk of both The Common and Rothamsted Park. Lease 113 years remaining.  
\*CHAIN FREE\*

**Guide price £895,000**

# Arden Grove

Harpenden, AL5 4SJ



- Top floor (lift)
- Open plan living space
- Central location
- Circa 1,500 sq ft
- Underground parking space
- Close to The Common & Rothamsted Park
- Private Balcony
- Lease 113 years remaining
- Chain Free

## Entrance Hall

## Living Room / Kitchen

28'6" (max) x 13'6" (8.71 (max) x 4.14)

## Study

9'10" x 6'0" (3.00 x 1.85)

## Utility Room

## Cloakroom

## Balcony

## Bedroom One

15'5" x 10'9" (4.70 x 3.30)

## Dressing Room

## En-suite Bathroom

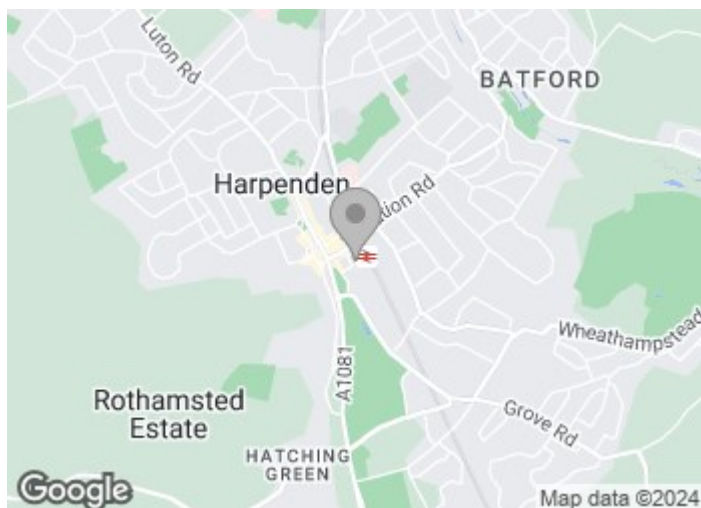
## Bedroom Two

13'4" x 10'1" (4.07 x 3.09)

## En-suite Shower Room

## Bedroom Three

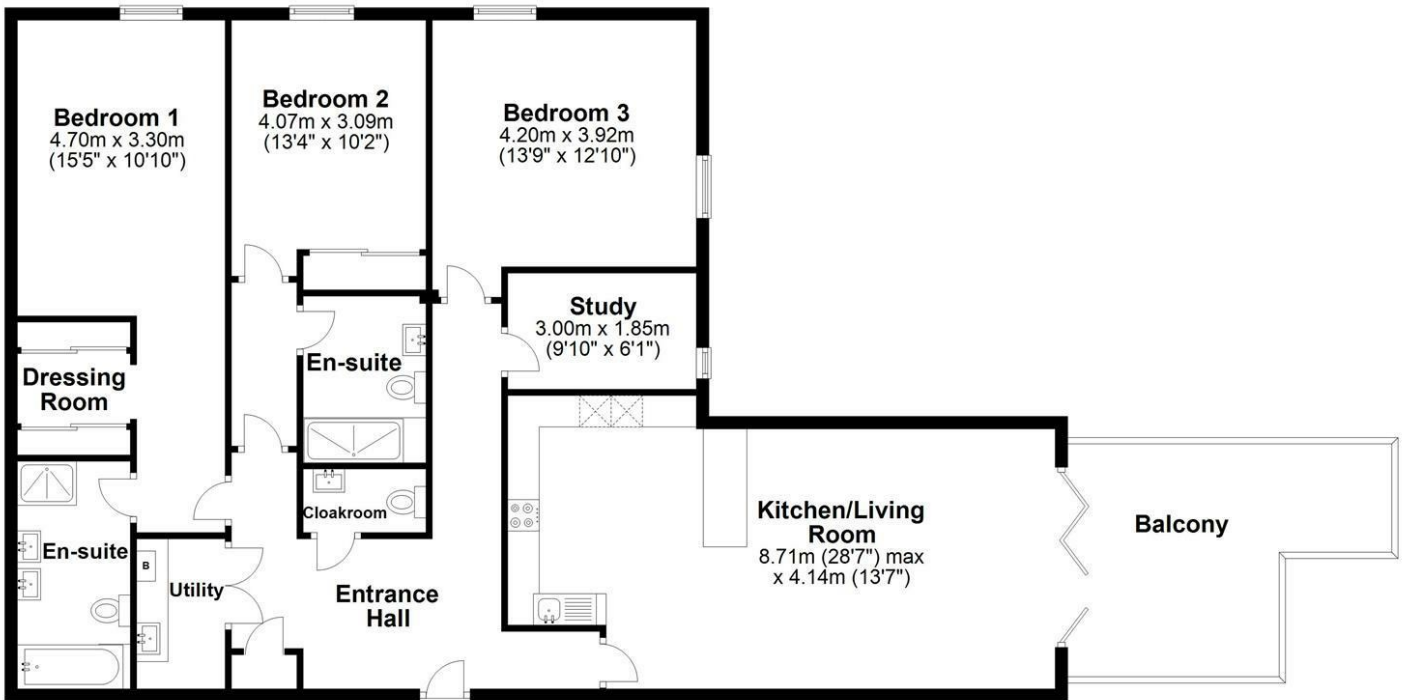
13'9" x 12'10" (4.20 x 3.92)





### Floor Plan

Approx. 138.5 sq. metres (1490.4 sq. feet)



Total area: approx. 138.5 sq. metres (1490.4 sq. feet)

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

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 <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	