



Bloomfield Road

Harpenden, AL5 4DE

A brand new Duplex apartment built by reputable developers, Bridgewater Homes. The apartment forms part of this exclusive development located just north of the town centre in this well regarded residential road. Beautifully appointed with a high quality internal specification, private south facing terrace and two allocated underground parking spaces. Close to outstanding primary and secondary schools. Low service charge, zero ground rent and share of Freehold.

Guide price £795,000

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- Duplex apartment with Private terrace
- Underfloor heating
- Lift to all floors
- 2 underground parking spaces with heated driveway ramp
- High specification interior fittings
- Sumptuous bathroom suites
- EV Charger
- Kitchen cabinets by Porcelanosa and Siemens appliances
- Video Phone Entry
- South facing communal gardens/outside terrace

Entrance Hall

Bathroom

Cloakroom

Living/Dining Room

17'3" x 12'5" (5.28 x 3.81)

Kitchen

12'8" x 9'1" (3.88 x 2.77)

Utility Room

Bedroom One

13'8" x 12'5" (4.17 x 3.81)

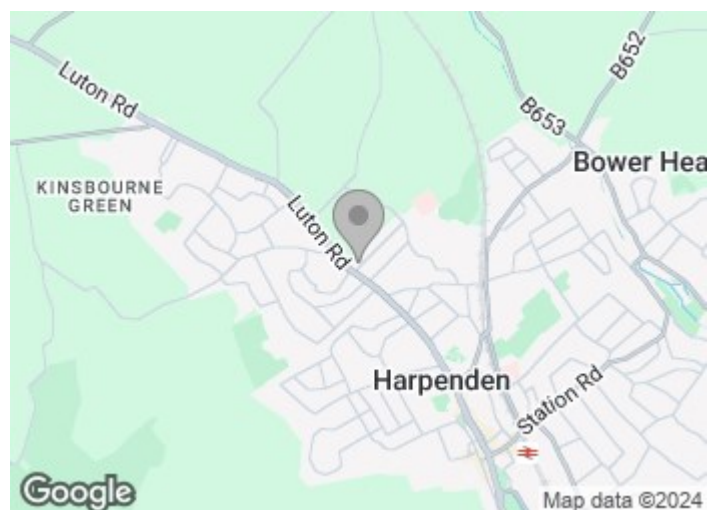
En Suite

Bedroom Two

12'6" x 8'11" (3.82 x 2.73)

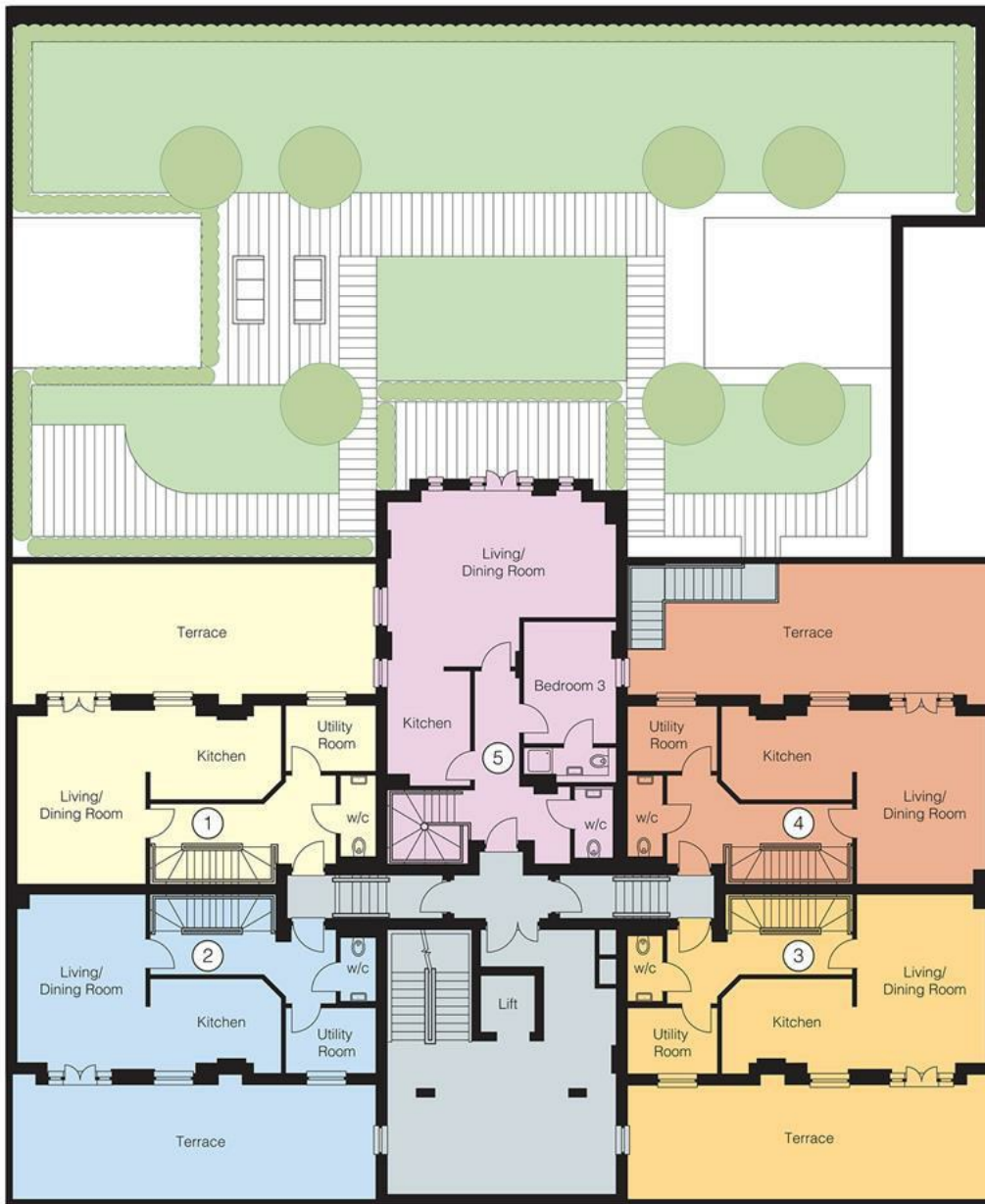
Bedroom Three

9'3" x 8'11" (2.83 x 2.73)





Floor Plan



Lower 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 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	