



## Park House

Harpenden, AL5 2FH

A superb example of a very well presented first floor apartment located within these highly regarded retirement apartments for the over 60s. Number 23 is conveniently located being within a short walk from shops, station, restaurants and Rothamsted Park. On the ground floor of the building is an excellent cafe/restaurant. \* CHAIN FREE \*

**Guide price £550,000**

# Park House

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- Over 60s retirement apartment
- Short walk from shops, station, restaurants and Rothamsted Park.
- 250 years Lease from 2014
- First floor apartment of 585 sq ft
- Ground floor cafe/restaurant
- Service Charge: £4173 per annum
- Conveniently located
- \* CHAIN FREE \*
- Ground Rent: 400 per annum

## Entrance Hall

## Kitchen

11'3" x 7'1" (3.44m x 2.16m )

## Living Room

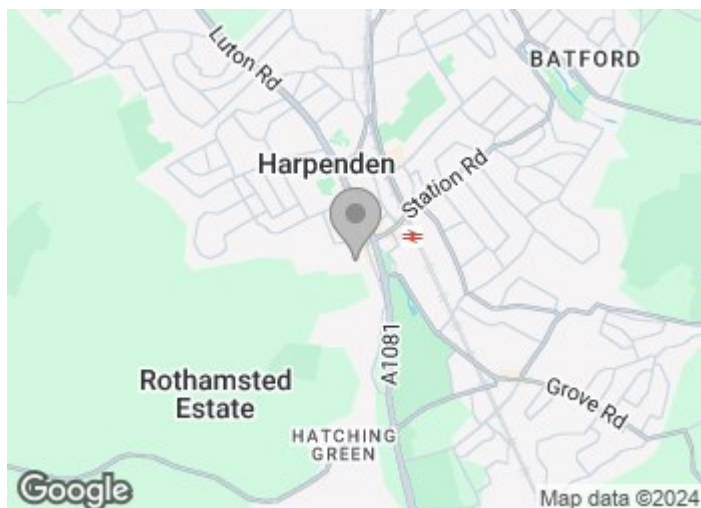
12'10" x 12'9" (3.92m x 3.90m)

## Bedroom

12'9" x 11'11" (3.90m x 3.64m)

## Dressing Area

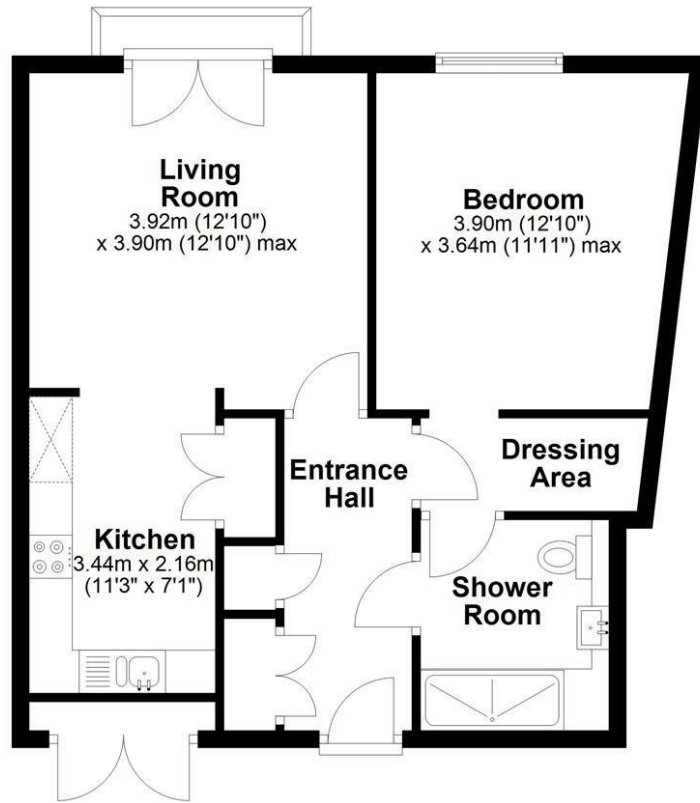
## Shower Room





**Third Floor**

Approx. 54.4 sq. metres (585.6 sq. feet)



Total area: approx. 54.4 sq. metres (585.6 sq. feet)

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

Plan produced using PlanUp.

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