



## Bond Court

Harpenden, AL5 4DJ

Generously proportioned flat positioned at the top (2nd floor, walk up) of this purpose built block. Delightfully presented throughout, this flat benefits from two double bedrooms, a separate utility space and ample private parking. Bond Court is a short walk from Harpenden town centre and station and close to local outstanding schools.

**Guide price £350,000**

# Bond Court

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- Delightfully presented second floor flat
- Short walk Harpenden town centre and station
- Annual service charge £1524.84
- Generous size rooms
- Close to local outstanding schools.
- Annual Ground rent £10
- Ample private parking
- Council Tax Band D

## Entrance Hall

## Utility Cupboard

8'11" x 3'10" (2.74m x 1.18m)

## Kitchen/Breakfast Room

13'9" x 6'5" (4.21m x 1.97m)

## Cupboard

## Living Room

4.21m x 4.80m

## Bedroom One

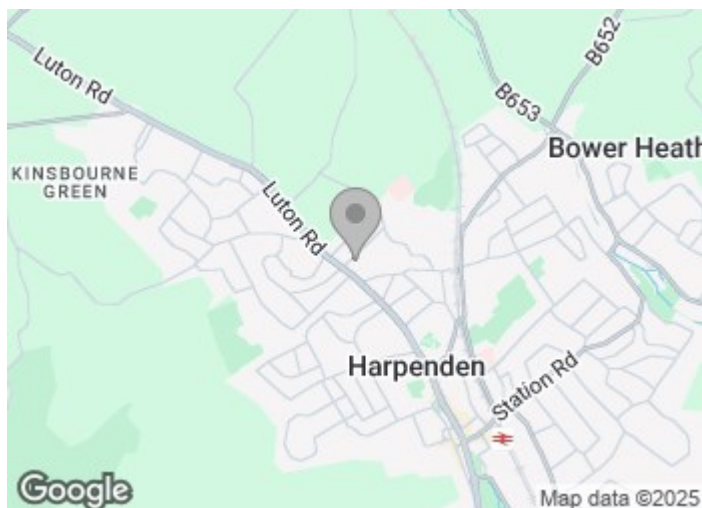
10'1" x 12'7" (3.08m x 3.86m)

## Bedroom Two

9'6" x 12'7" (2.90m x 3.86m)

## Bathroom

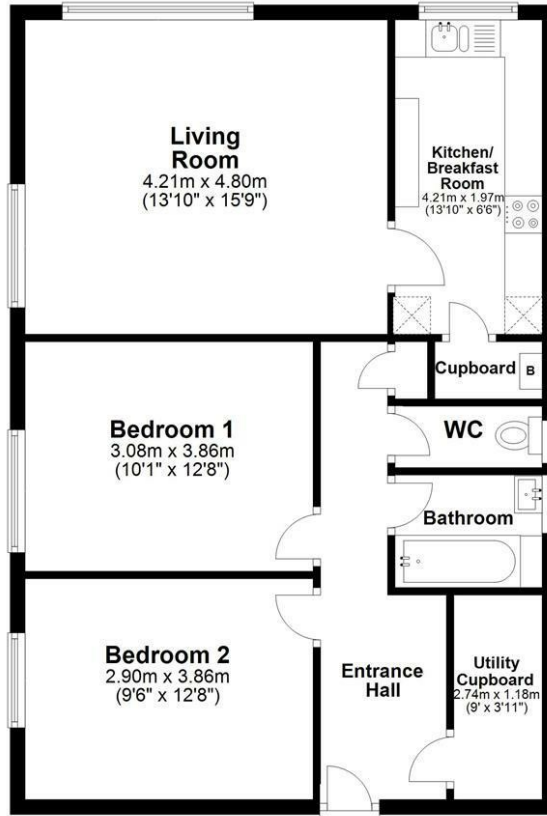
## WC





**Top Floor**

Approx. 72.4 sq. metres (778.9 sq. feet)



Total area: approx. 72.4 sq. metres (778.9 sq. feet)

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

Plan produced using PlanUp.

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