



## Verulam House, Luton Road

Harpenden, AL5 3DU

Immaculate two bedroom, top floor apartment in a small development of just nine flats. Light and spacious accommodation with a contemporary fit out and balcony with fabulous views. **\*\*CHAIN FREE\*\***

**Guide price £395,000**

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- Two double bedrooms
- Fabulous views
- Sonos music system
- Council Tax Band D
- Contemporary fit out
- Secure entry system
- Long lease
- Open plan living
- Allocated car port
- 3 years warranty remaining

## Entrance hall

## Kitchen/Living room

16'0" x 12'4" (4.88 x 3.76)

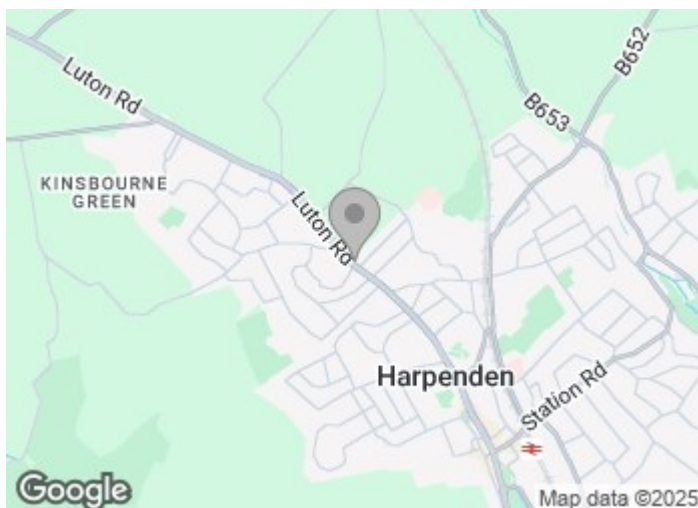
## Bedroom 1

13'1" x 12'4" (4.01m x 3.76m)

## Bedroom 2

12'7" x 10'4" (3.86 x 3.15m)

## Bathroom





### FIRST FLOOR

APPROX. 59.1 SQ. METRES (635.9 SQ. FEET)



TOTAL AREA: APPROX. 59.1 SQ. METRES (635.9 SQ. FEET)

For identification purposes, not to scale.  
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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(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>			<b>England &amp; Wales</b>		