



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)

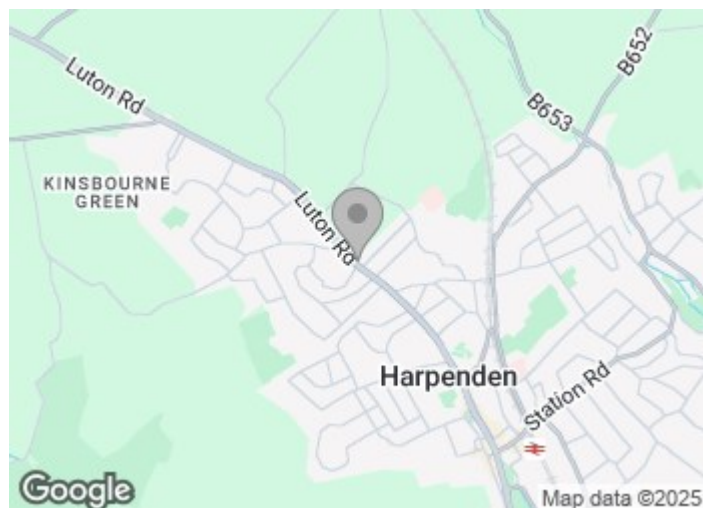
Bedroom 1

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

Bedroom 2

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

Bathroom







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 firms 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	