



Vaughan Road Harpden, AL5 4EF

Immaculately presented two double bedroom, first floor flat (lift access) in a fantastic central location. Moments from the High Street and station. Allocated parking space. * CHAIN FREE *

Guide price £355,000

Vaughan Road Harpden, AL5 4EF



- Immaculately presented first floor flat
- Allocated parking space
- CHAIN FREE
- Open plan living space
- Long Lease (987 years remaining)
- Annual Service Charge £2,728
- Central location
- Council Tax Band C
- Annual Ground Rent £250

Hall

Kitchen/Living Room

13'5" x 19'5" max (4.11m x 5.94m max)

Bedroom One

11'3" x 12'3" max (3.44m x 3.75m max)

En-suite Shower

Bedroom Two

9'6" x 12'3" (2.91m x 3.75m)

Bathroom

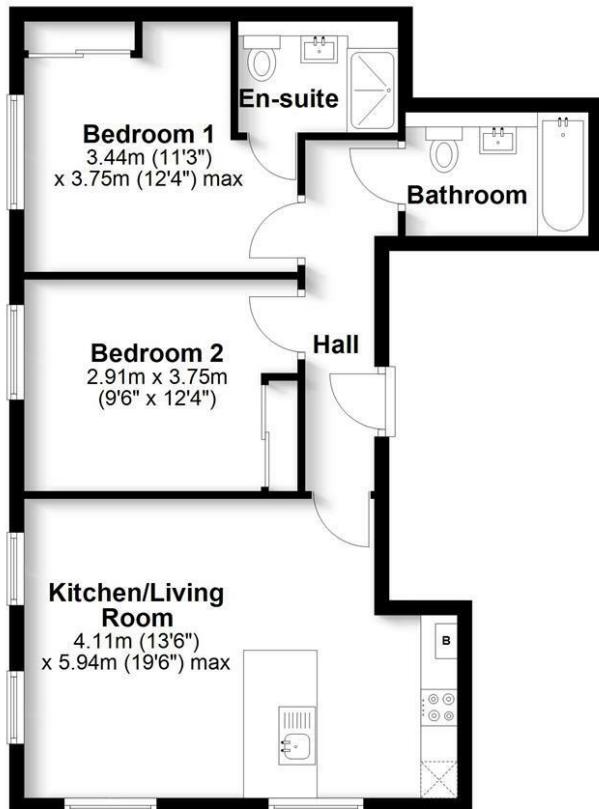




Floor Plan

First Floor

Approx. 59.4 sq. metres (639.7 sq. feet)



Total area: approx. 59.4 sq. metres (639.7 sq. feet)

Produced for Cassidy & Tate Estate Agents. For guidance 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-80) B			
(69-68) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-80) B			
(69-68) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			