



HEARTWOOD
HOMES

Luton Road, Harpenden, AL5 3DU

£295,000

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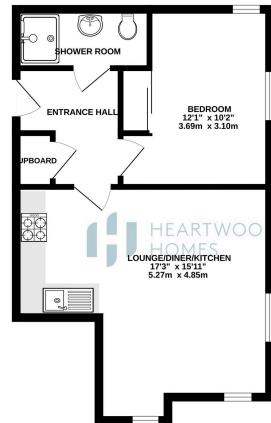
This delightful modern one-bedroom apartment offering contemporary living is set within one of Hertfordshire's most desirable commuter towns. Located within the well-maintained Verulam House development, this first-floor property combines convenience, comfort and space – ideal for first-time buyers, city commuters or anyone seeking a beautifully presented home in Harpenden.

Step into the bright and thoughtfully designed open-plan living area that seamlessly integrates a stylish fitted kitchen with quality units and work surfaces. The double bedroom offers generous proportions and built-in wardrobes for excellent storage, while the adjacent bathroom features contemporary fittings and finishes, completing a comfortable and functional layout. The property also comes with an allocated parking space, adding everyday convenience in a sought-after residential setting.

Situated on Luton Road in Harpenden, this home enjoys excellent accessibility: less than a mile from the vibrant town centre with its array of shops, cafes and amenities, and within easy reach of Harpenden mainline station – making London commuter routes quick and stress-free. Harpenden itself is known for its affluent, village-style charm and strong local community.



GROUND FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA: 434 sq ft (40.3 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplan dimensions, measurements are approximate and should not be relied upon for furniture placement. The floorplan is for illustrative purposes only and should not be used as an accurate representation of the property. Made with Metricon 0208.



- Modern one-bedroom apartment in a sought-after Harpenden location
- First-floor position offering privacy and comfort
- Stylish fitted kitchen with quality units and work surfaces
- Contemporary bathroom with modern fittings and finishes
- Situated within the well-maintained Verulam House development
- Bright and spacious open-plan living and kitchen area
- Generous double bedroom with built-in wardrobes
- Allocated parking space for added convenience
- EPC Grade B
- Less than one mile to Harpenden town centre and mainline station, ideal for London commuters

Energy Efficiency Rating

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

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