



## Vaughan Road

Harpenden, AL5 4EL

Well presented, one bedroom apartment (walk up) on the first floor of this period conversion, with a fabulous south-facing, private roof terrace. Moments from the town centre and station. Gated access to Bowers Way car park to rear of property (annual permits available to purchase). Lease 115 years remaining.

**Guide price £299,950**

# Vaughan Road

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- One bedroom
- Private Roof Terrace, south-facing
- Moments from town centre & station
- First floor (walk up)
- £250 ground rent & £960 service charge per annum
- Gated access to Bowers Way car park - permits for purchase
- Open plan kitchen/living
- Lease 115 years remaining
- Council Tax Band C

## Entrance Hall

## Kitchen/Living Room

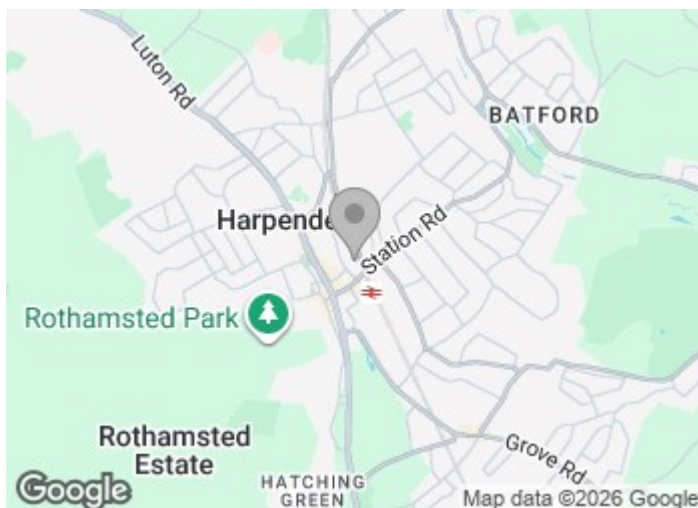
23'11" x 7'6" (7.29 x 2.29)

## Bedroom One

9'2" x 8'3" (2.80 x 2.54)

## Bathroom

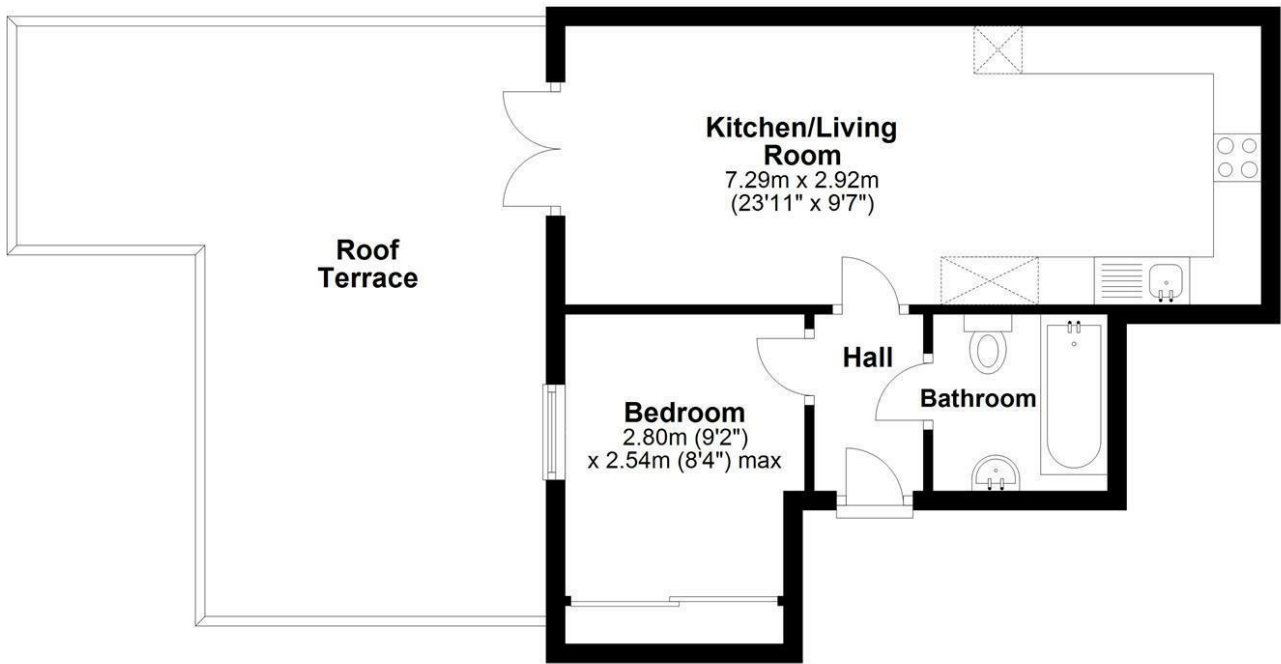
## Roof Terrace





Top Floor

Approx. 36.1 sq. metres (388.5 sq. feet)



Total area: approx. 36.1 sq. metres (388.5 sq. feet)

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

Plan produced using PlanUp.

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