



**8 Hawksmoor Harris Lane, Shenley
Herts WD7 9EE
Guide Price £240,000**

Offered for sale in the heart of Shenley Village, is this first floor, one double bedroom flat which is well presented throughout. Benefits include, a bright & spacious lounge dining room, fitted kitchen, bathroom and ample built in storage throughout.

Externally, there is a South-West facing balcony and plenty of communal parking in front of the block as well as a storage shed included.

This is an ideal first time buyer or downsize move, and immediate viewing is highly recommended.

Council Tax Rating Band B.
EPC Rating Band C.

Approx 170 years remaining on lease
Service charge £95.40 per month, but currently paid up until August 2026
No ground rent charge



Hallway

Lounge Diner

13'10" x 12'5" at max points (4.22m x 3.78m at max points)

Kitchen

8' x 7'2" (2.44m x 2.18m)

Bedroom

15'4" x 8'3" excluding wardrobes (4.67m x 2.51m excluding wardrobes)

Bathroom

Balcony

7' x 3' (2.13m x 0.91m)

South-West Facing

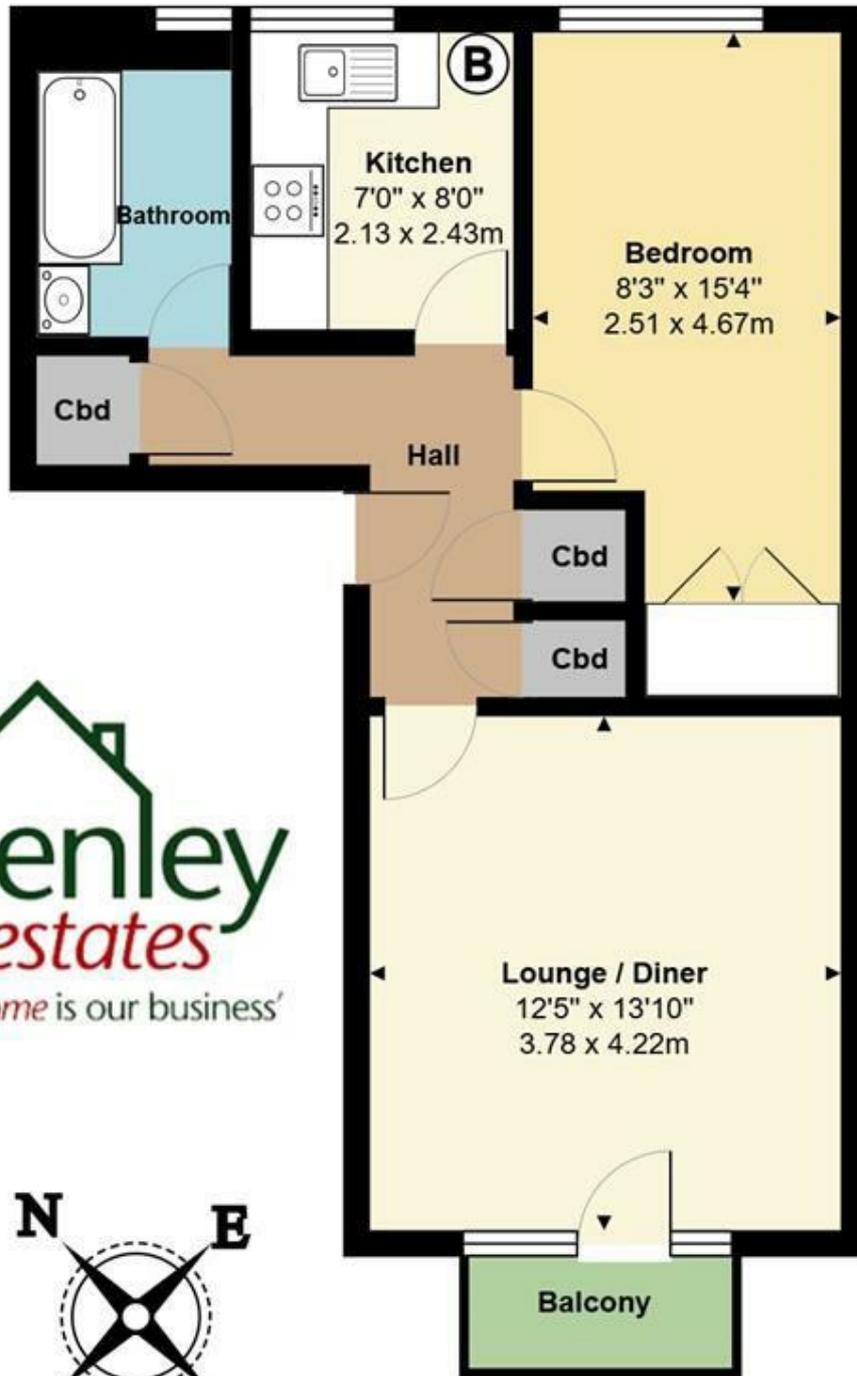
Parking

Ample unallocated parking in front of the block

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	79
England & Wales	EU Directive 2002/91/EC	

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





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First Floor

Area: 504 ft² ... 46.8 m²

Total Area: 504 ft² ... 46.8 m² (Excluding Balcony)

All measurements are approximate and for display purposes only