



## Amenbury Court

Harpenden, AL5 2BU

Extremely spacious, three bedroom, top floor apartment (lift access) within prime central Harpenden location, The Avenues. Beautifully presented throughout and benefitting from private residents parking and garage. Walking distance to all local amenities, the station and Rothamsted Park.

**Guide price £735,000**

# Amenbury Court

Harpenden, AL5 2BU



- Prime Avenues location
- Garage & allocated parking
- Council Tax F
- Top Floor (lift access)
- Share of Freehold
- Beautifully presented throughout
- Annual Service charge £4,200

## Entrance Hall

## Living/Dining Room

24'0" x 20'7" (7.34m x 6.29m)

## Kitchen

9'8" x 7'6" (2.97m x 2.30m)

## Inner Hall

## Bedroom One

13'10" x 12'7" (4.22m x 3.86m)

## Bedroom Two

11'3" x 10'5" (3.43m x 3.20m )

## Bedroom Three

12'7" x 9'10" (3.86m x 3m)

## Bathroom





# Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

