



Sun Lane Harpden, AL5 4EG

Over 55s development. Ground floor, one bedroom apartment in immaculate condition. Fantastic central location, communal gardens, residents & visitors parking. ****CHAIN FREE****

Guide price £395,000

Sun Lane

Harpden, AL5 4EG



- Over 55s development, long lease
- Residents lounge
- Residents & Visitors parking
- Immaculately presented
- Communal gardens
- Service Charge £2,200 pa
- Ground Floor
- Fantastic, central location
- Council Tax Band D

Entrance Hall

Cloakroom

Living Room

14'5" x 11'3" (4.40 x 3.43)

Kitchen

10'9" x 7'1" (3.28 x 2.18)

Bedroom

12'5" x 8'6" (3.79 x 2.61)

En-Suite Bathroom



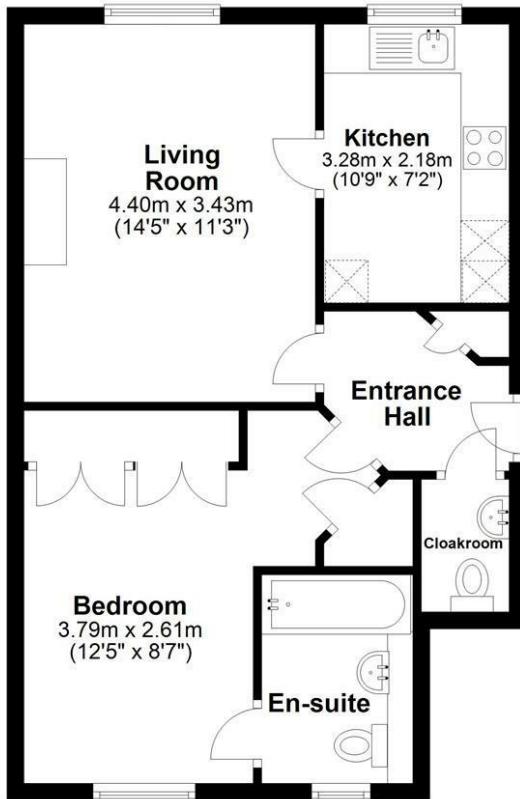
Directions



Floor Plan

Floor Plan

Approx. 48.9 sq. metres (525.8 sq. feet)



Total area: approx. 48.9 sq. metres (525.8 sq. feet)

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

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			