



Connells

St Johns Court St. Johns Road
Harpenden

St Johns Court St. Johns Road Harpenden AL5 1DL

for sale
£380,000



Property Description

A wonderful two-bedroom ground floor apartment situated in the popular Southdown area of Harpenden close to shops, amenities and Harpenden Common. This apartment is comprised of a 17ft lounge/diner, a luxury fitted kitchen, two double bedrooms and bathroom suite all modernised to a lovely standard by the current owner.

The private patio area is accessed directly from the lounge, which leads onto the lawned communal garden, providing a lovely outside space.

Share of Freehold

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity & anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

Entrance Hall

Built in double storage cupboard, wood effect laminate flooring, intercom point

Lounge/Diner

Wood effect laminate flooring, UPVC door to patio and communal garden, UPVC window to front and side

Kitchen

Wood effect laminate flooring, plumbing for washing machine, UPVC window to side

Bedroom 1

Built in double wardrobe, UPVC window to side

Bedroom 2

UPVC window to side

Bathroom

White three-piece suite, heated towel rail, UPVC window to side

Outside Space

Private patio area, lovely lawned communal garden, both directly accessed from the lounge.
Residents parking available









Total floor area 57.7 m² (622 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01582 760 131
E harpenden@connells.co.uk

50 High Street
 HARPENDEN AL5 2SU

EPC Rating: C

Council Tax
 Band: D

Service Charge:
 1968.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/HPN307142

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HPN307142 - 0010