



**Connells**

Northfield Road  
Harpenden

Northfield Road  
Harpenden AL5 5JA

for sale  
£200,000



### Property Description

A well-presented one bedroom first floor apartment situated on a residential road close to Batford's local shops and amenities with Sauncey Wood Primary School close by and the mainline station just 1.3 miles away. The property provides well-balanced accommodation featuring a fitted kitchen, bathroom, one bedroom and a good size 15 ft lounge. The apartment sits within a development surrounded by well-maintained communal gardens. Offered with no upward chain.



## Entrance Porch

Communal entrance for the apartment.

## Entrance Hall

Airing cupboard. Loft access. Laminate floor.

## Lounge

15' 9" max x 12' 2" max (4.80m max x 3.71m max)  
UPVC window to rear and side. Laminate floor. Radiator. Archway to Kitchen.

## Kitchen

12' 2" x 6' 3" (3.71m x 1.91m)  
UPVC window to front. Gas hob. Electric oven. Space for fridge freezer, plumbing for washing machine. Space for dishwasher. Radiator

## Bedroom

11' 2" x 11' 2" (3.40m x 3.40m)  
UPVC window to rear. Radiator.

## Bathroom

7' 3" x 6' 3" (2.21m x 1.91m)  
White bathroom suite. Wash hand basin. Low level WC. Bath with mixer taps. Shower attachment. Ceramic tile floor.





Total floor area 44.9 m<sup>2</sup> (483 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](http://www.propertybox.io)



To view this property please contact Connells on

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**E [harpenden@connells.co.uk](mailto:harpenden@connells.co.uk)**

50 High Street  
 HARPENDEN AL5 2SU

EPC Rating: D Council Tax  
 Band: B

Service Charge: 917.31 Ground Rent:  
 10.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 09 Oct 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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.

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