



Connells

St John's Court St. Johns Road
Harpenden



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

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



To view this property please contact Connells on

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50 High Street
 HARPENDEN AL5 2SU

EPC Rating:
 Awaited

Council Tax
 Band: D

Service Charge:
 1968.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

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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.

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