



Verulam House, Luton Road

Harpenden, AL5 3DU

Immaculate two bedroom, top floor apartment in a small development of just nine flats. Light and spacious accommodation with a contemporary fit out and balcony with fabulous views. ****CHAIN FREE****

Guide price £395,000

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- Two double bedrooms
- Fabulous views
- Sonos music system
- Council Tax Band D
- Contemporary fit out
- Secure entry system
- Long lease
- Open plan living
- Allocated car port
- 3 years warranty remaining

Entrance hall

Kitchen/Living room

16'0" x 12'4" (4.88 x 3.76)

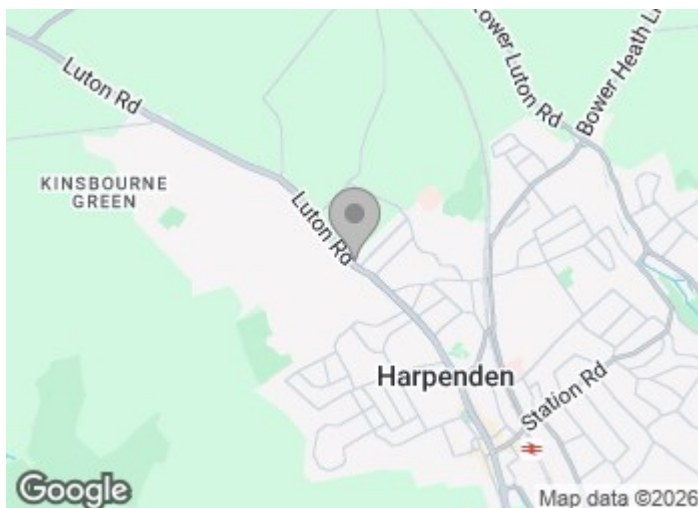
Bedroom 1

13'1" x 12'4" (4.01m x 3.76m)

Bedroom 2

12'7" x 10'4" (3.86 x 3.15m)

Bathroom





FIRST FLOOR

APPROX. 59.1 SQ. METRES (635.9 SQ. FEET)



TOTAL AREA: APPROX. 59.1 SQ. METRES (635.9 SQ. FEET)

For identification purposes, not to scale.
Plan produced using PlanUp.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		