



Vaughan Road

Harpenden, AL5 4EL

Well presented, one bedroom apartment (walk up) on the first floor of this period conversion, with a fabulous south-facing, private roof terrace. Moments from the town centre and station. Gated access to Bowers Way car park to rear of property (annual permits available to purchase). Lease 115 years remaining.
CHAIN FREE

Guide price £299,950

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- First floor (walk up) one bedroom apartment
- Private Roof Terrace, south-facing
- Moments from town centre & station
- Chain free
- £250 ground rent & £960 service charge per annum
- Gated access to Bowers Way car park - permits for purchase
- Open plan kitchen/living
- Lease 115 years remaining
- Council Tax Band C

Entrance Hall

Kitchen/Living Room

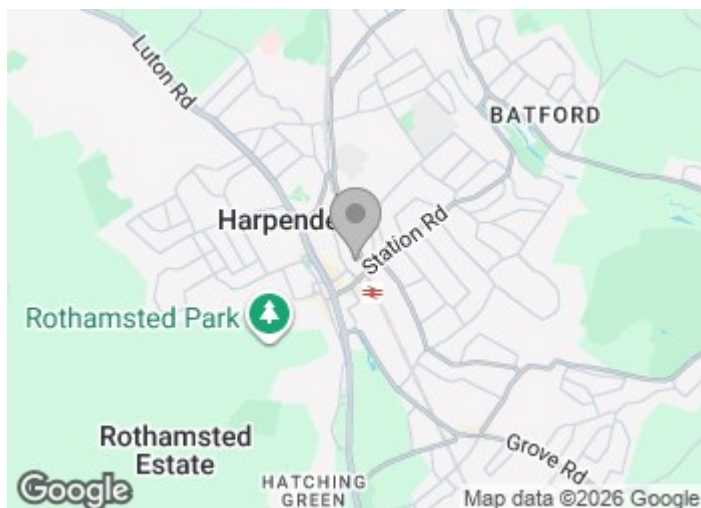
23'11" x 7'6" (7.29 x 2.29)

Bedroom One

9'2" x 8'3" (2.80 x 2.54)

Bathroom

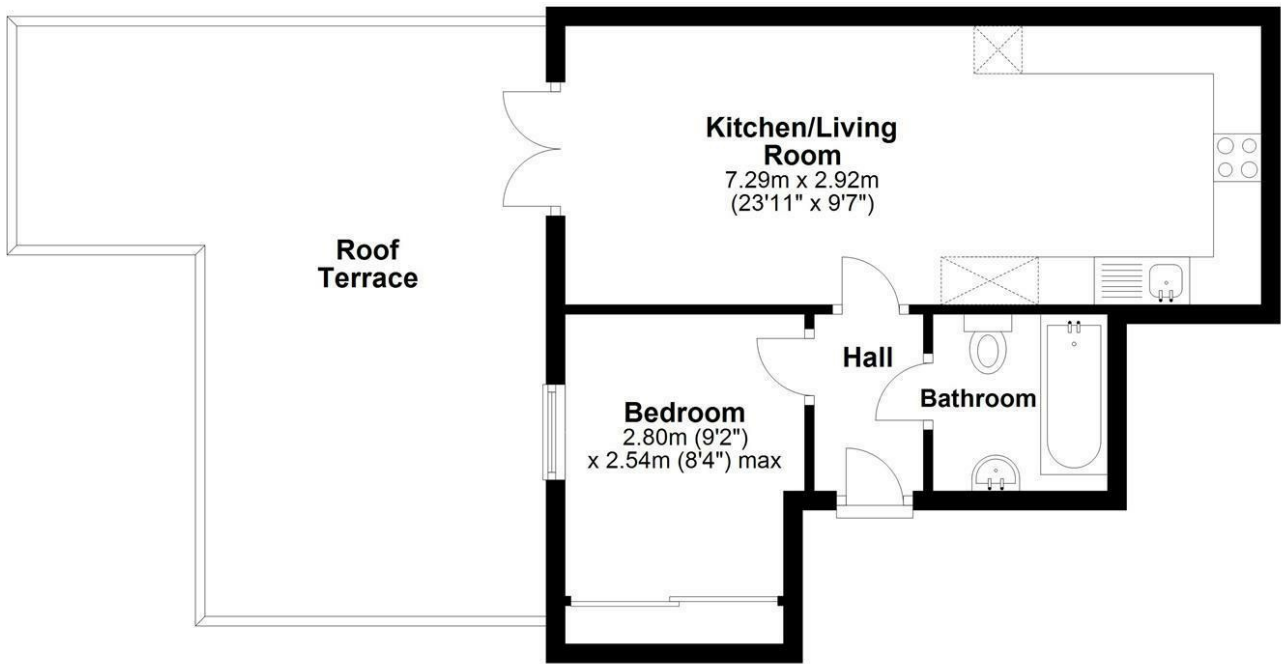
Roof Terrace





Top Floor

Approx. 36.1 sq. metres (388.5 sq. feet)



Total area: approx. 36.1 sq. metres (388.5 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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	