





Property Description

A very well presented and spacious two-bedroom first floor maisonette situated in the popular Southdown area of Harpenden close to all shops and amenities with its own garden to the rear, garage and parking space. With two good size double bedrooms and a kitchen/breakfast room. Modernised to a wonderful standard by the current owners this particular maisonette is only in a small development of only four which is quite unique and would make a great first-time purchase or potential buyers who are looking to rightsize.

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

Entrance Hallway

Door to front access with stairs leading to first floor

Landing

UPVC window to side aspect, two built in storage cupboards, ceiling spotlights, loft hatch, radiator, loft hatch with ladder and about 75% of loft boarded for storage with a mains fed light in loft.

Lounge

16' 9" x 12' 2" (5.11m x 3.71m)

UPVC window to front aspect, modern electric fireplace, radiator

Kitchen/ Breakfast Room

13' 1" x 12' 2" (3.99m x 3.71m)

Luxury fitted kitchen comprising of; UPVC window to front aspect, Bosch integrated units including electric hob, double oven, microwave, slimline dishwasher, washer dryer. Worcester combination boiler, ceiling spotlighting, radiator

Bedroom One

12' 2" x 11' 10" (3.71m x 3.61m)

UPVC window to rear aspect, bespoke fitted double wardrobe, radiator

Bedroom Two

12' 2" x 8' 6" (3.71m x 2.59m)

UPVC window to rear aspect, bespoke fitted double wardrobe with desk area, wall units and drawers, radiator

Bathroom

Luxury white suite comprising of; UPVC window to side aspect, LLWC, wash hand basin, bath with mains shower, shaver point, ceiling spotlights, extractor fan and heated towel rail

Garden

Own lawned rear garden to the rear of the property mainly laid to lawn with patio area

Garage

Own garage furthest to the right as you look at the row of four with double door

Parking

Own parking space in front of garage

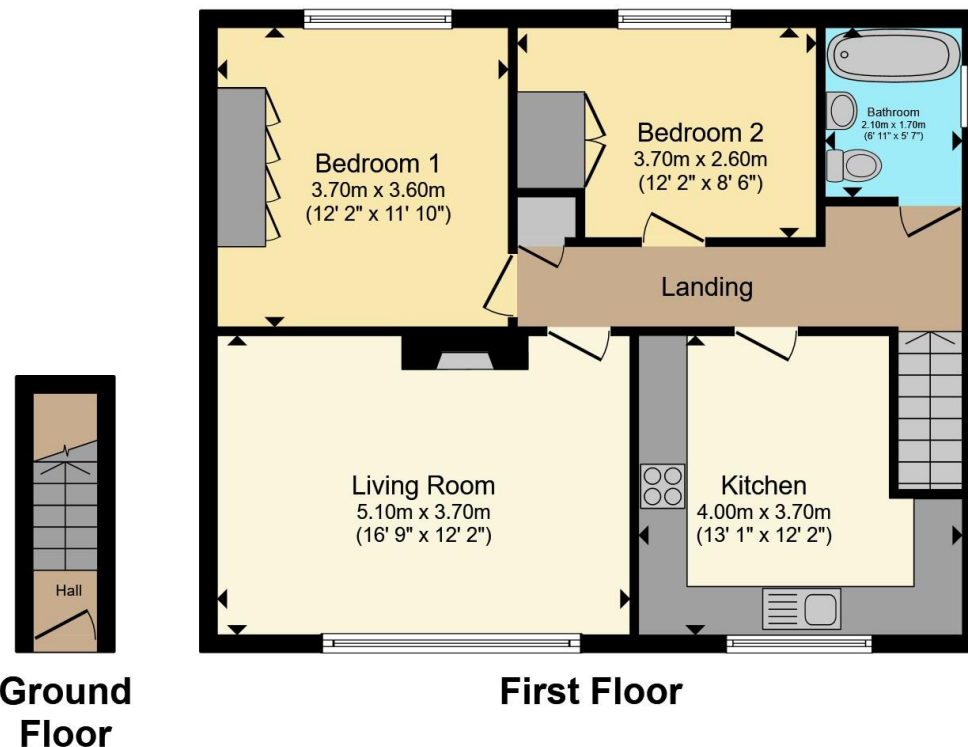
Communal Gardens

Lawned area to side of shared driveway leading to the rear all laid to lawn with hedge surrounding









Total floor area 71.4 m² (768 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: C

Council Tax
Band: C

Service Charge: Ask
Agent

Ground Rent:
12.50

Tenure: Leasehold

view this property online connells.co.uk/Property/HPN307206

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1962. 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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