



Connells

Roundwood Court Roundwood Lane
Harpenden



Property Description

A bright and spacious two-bedroom first floor apartment in the popular Roundwood area of Harpenden, forming part of the sought after Roundwood Court development. Offered for sale with vacant possession this home boasts well-balanced accommodation throughout, including an ensuite to the main bedroom and the added benefit of allocated parking. Perfectly positioned for convenience, the property lies approximately 0.8 miles from Harpenden High Street and mainline station, while also benefiting from a range of local amenities close by, including a local convenience store, the Old Bell Public House and a bus stop within a short stroll.

Communal Entrance

Entrance Hall

Built in storage cupboard, airing cupboard housing pressurised cylinder

Lounge

16' 6" x 15' (5.03m x 4.57m)

Two UPVC windows to front, spotlights

Kitchen

13' 4" x 8' 8" (4.06m x 2.64m)

UPVC window to rear, electric hob, Bosch oven, built in fridge freezer, dishwasher, washer dryer, spotlights

Bedroom One

Irregular Shaped Room 14' 4" max x 10' 6" (4.37m max x 3.20m)
UPVC window to front, two built in double wardrobes

Ensuite

White suite comprising; double shower cubicle, low level WC, wash hand basin, extractor fan, spotlights

Bedroom Two

9' 7" x 9' 6" (2.92m x 2.90m)
UPVC window to rear

Bathroom

7' 6" x 6' (2.29m x 1.83m)
White suite, comprising; wash hand basin, WC, bath with mixer taps, shaver point, extractor fan

Gardens

Lawned communal gardens to rear of development

Parking

Allocated space for one car

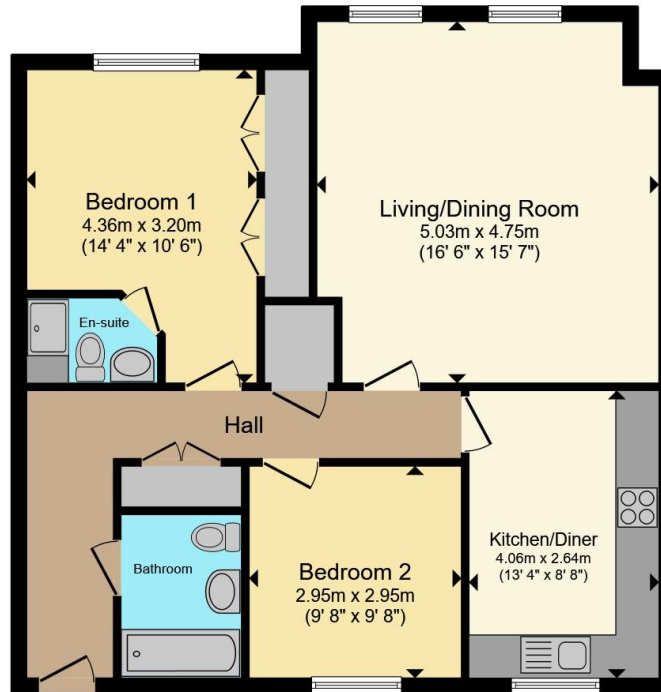
Features

Electric storage heaters throughout









Ground Floor

Total floor area 77.0 m² (828 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
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EPC Rating: C Council Tax Band: D

Service Charge: 3791.75

Ground Rent: 310.00

Tenure: Leasehold

view this property online connells.co.uk/Property/HPN307141

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2002. 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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