



Yardley Court, Milton Road Harpden, AL5 5LH

An extremely well presented apartment on the first floor (walk up), of this purpose built development. Views over the communal garden to the rear and ample private parking for both residents and visitors (unallocated). Yardley Court is within a short walk of both the town centre and station.

Guide price £299,950

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- First floor (walk up)
- Communal gardens
- Annual Service Charge circa £1,500
- Open plan living space
- Parking for residents & visitors
- Lease with 938 years remaining
- Modern Kitchen & Bathroom
- Short walk to town centre & station
- Council Tax Band B

Entrance Hall

Lounge / Dining Room

16 x 12'10 (4.88m x 3.91m)

Kitchen

11'10 x 5'3 (3.61m x 1.60m)

Bedrooom

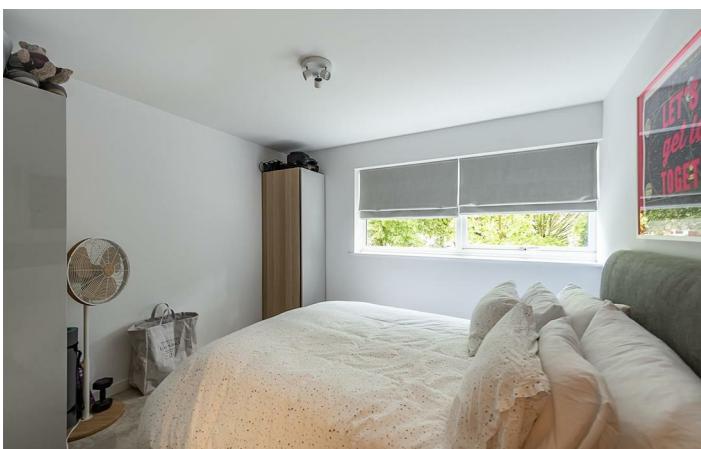
11'10 x 11' (3.61m x 3.35m)

Shower Room

6'11 x 5'11 (2.11m x 1.80m)



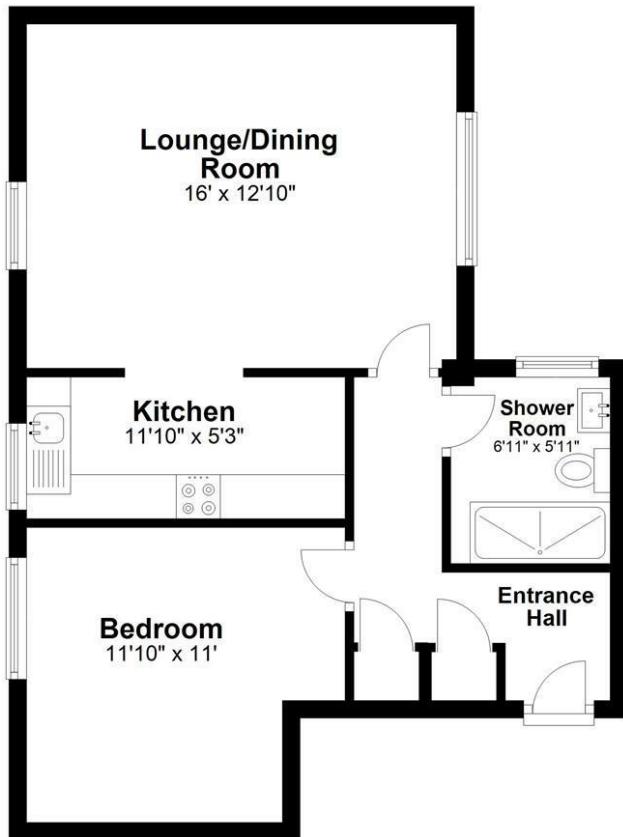
Directions



Floor Plan

Ground Floor

Approx. 517.4 sq. feet



Total area: approx. 517.4 sq. feet

Sketch layout only. This plan is not drawn to scale and is for identification purposes only.
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		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		74	59
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
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