



Connells

Riverford Close
Harpenden

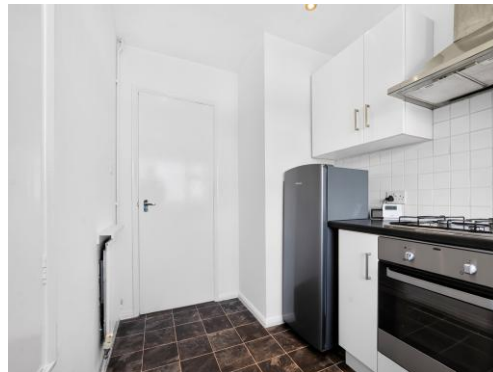


Property Description

A spacious two-bedroom first-floor maisonette, situated at the end of a quiet residential cul-de-sac and enjoying attractive views over open countryside, together with the benefit of its own private rear garden.

Conveniently located approximately one mile from Harpenden High Street and the mainline railway station, the property is offered for sale with no onward chain and is presented in excellent condition throughout.

Further benefits include a recently extended lease with 170 years remaining.



Entrance Hallway

Stairs leading to first floor.

Landing

UPVC window to side aspect, built in storage cupboard, radiator with shelf above, loft hatch providing access to a spacious loft area with light.

Kitchen

Zanussi gas hob, integrated Zanussi electric oven, ample work surfaces, UPVC window to rear with countryside view, ceiling spotlights, 1.5 bowl stainless steel sink unit with mixer tap, radiator with shelf above, cupboard housing gas and electricity meters and circuit board

Utility

Space for washing machine, gas combi-boiler, UPVC window to rear

Living Room

Tiled hearth, ornamental fireplace, UPVC window to front, radiator.

Bedroom One

UPVC window to rear with open countryside views, radiator.

Bedroom Two

UPVC window to front aspect, radiator.

Bathroom

White 3-piece suite, bath with electric shower over, UPVC window to side with obscured glass, tiled walls, radiator, towel rail.

Agents Note

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









Total floor area 63.6 m² (685 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:
12.60

Tenure: Leasehold

view this property online connells.co.uk/Property/HPN307071

This is a Leasehold property with details as follows; Term of Lease 234 years from 25 Mar 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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