Whittaker & Co

THE PROPERTY PEOPLE

11 Carlton Court Carlton Road

Harpenden, AL5 4SY

Four bedroom townhouse, arranged over three floors in a sought after, central location. Benefiting from large communal gardens, garage and allocated parking. Walking distance to Harpenden town centre and station and ideally placed for excellent schooling.

£2,250 Per month

11 Carlton Court Carlton Road

Harpenden, AL5 4SY

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- Four bedroom townhouse
- Garage & allocated parking
- Walking distance to Town centre & station
- Circa 1,287 sq ft
- Annual service charge £1850
- Ideally placed for excellent schooling
- Leasehold 945 years remaining
- Large communal gardens
- Council Tax Band E

Entrance Hall

W/C

Bedroom Four/Study

11'4" x 9'5" (3.47 x 2.88)

Garage

21'7" x 9'5" (6.58 x 2.89)

Utility Room

9'11" x 6'2" (3.03 x 1.89)

Living Room

27'8" x 16'0" (8.45 x 4.88)

Kitchen

9'10" x 7'2" (3.02 x 2.20)

Bedroom One

13'11" x 9'8" (4.26 x 2.95)

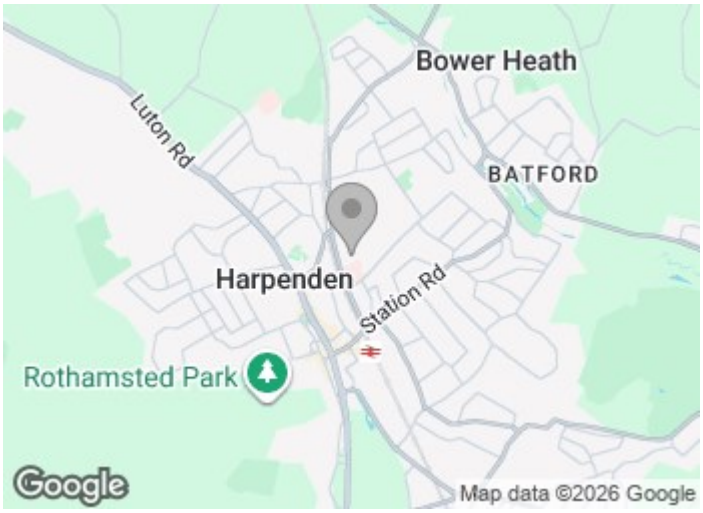
Bedroom Two

15'3" x 9'3" (4.67 x 2.82)

Bedroom Three

10'1" x 7'6" (3.08 x 2.31)

Bathroom

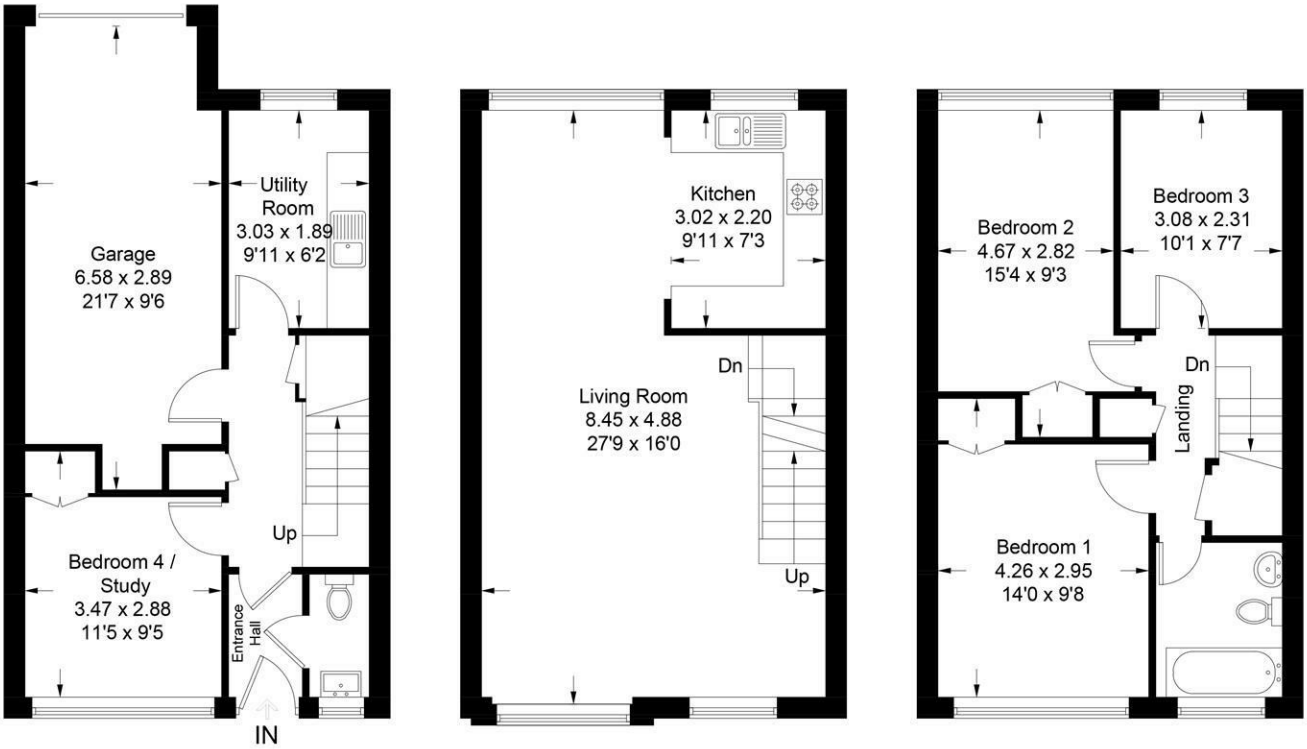


Directions

Floor Plan

Carlton Court

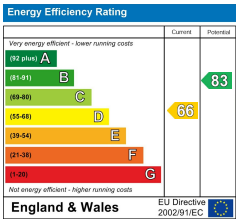
Approximate Gross Internal Area = 119.6 sq m / 1287 sq ft

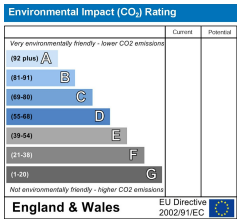


Ground Floor **First Floor** **Second Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1266397)

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.





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