



**12 Ash Grove, Shenley
Herts WD7 9FE
Guide Price £355,000**

Shenley Estates are delighted to offer for sale, this first floor, two double bedroom apartment located within the ever popular "Harperbury Park" Development.

Built by renowned developers "Bloor Homes" in 2021, this spacious flat benefits from an open plan living/dining/kitchen area, two double bedrooms, well presented bathroom and ample storage.

There is a communal garden to the rear as well as an allocated parking bay and bike shed. This bright, airy apartment would suit first time buyers and downsizers alike.

120 years remaining on lease.
Service Charge: £106.28
Insurance Charge: £12
Management Fee: £23.33
Planned Maintenance: £15

EPC Rating Band B.



Entrance Hall

Lounge Diner

20'4 x 11'2 (6.20m x 3.40m)

Kitchen

9'5 x 7'2 (2.87m x 2.18m)

Bedroom One

12' x 11'1 (3.66m x 3.38m)

Bedroom Two

13'6 x 11'3 at max points (4.11m x 3.43m at max points)

Bathroom

Communal Garden

Laid to lawn at the rear of the property. Communal bin store & bike shed.

Parking

One allocated bay in communal car park to the rear of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	

