



7 Pickford Hill, Harpenden, AL5 5HB
Asking Price £225,000

Leasehold



NO UPPER CHAIN! A well presented one-bedroom ground floor maisonette offering spacious and well-appointed accommodation throughout, with direct access to a generous private rear garden. Ideally positioned within easy reach of the town centre and railway station, the property further benefits from ample on-street parking.

The accommodation briefly comprises a welcoming entrance hall, a spacious fitted kitchen, a bright conservatory with French doors opening onto the rear garden, a modern shower room, and a larger-than-average double bedroom.

This charming home would make an ideal first-time purchase, investment opportunity, or downsizing option.

Leasehold Tenaure with 100yrs remaining.

Grond Rent £10.00 per annum.

Service Charge £371.56 per annum.

Council Tax Band B.

- NO UPPER CHAIN
- SPACIOUS ACCOMODATION
- GOOD SIZED GARDEN WITH OUTBUILDING
- GROUND FLOOR MAISONETTE
- DIRECT GARDEN ACCESS
- 100 YEAR LEASE REMAINING

Entrance Hall

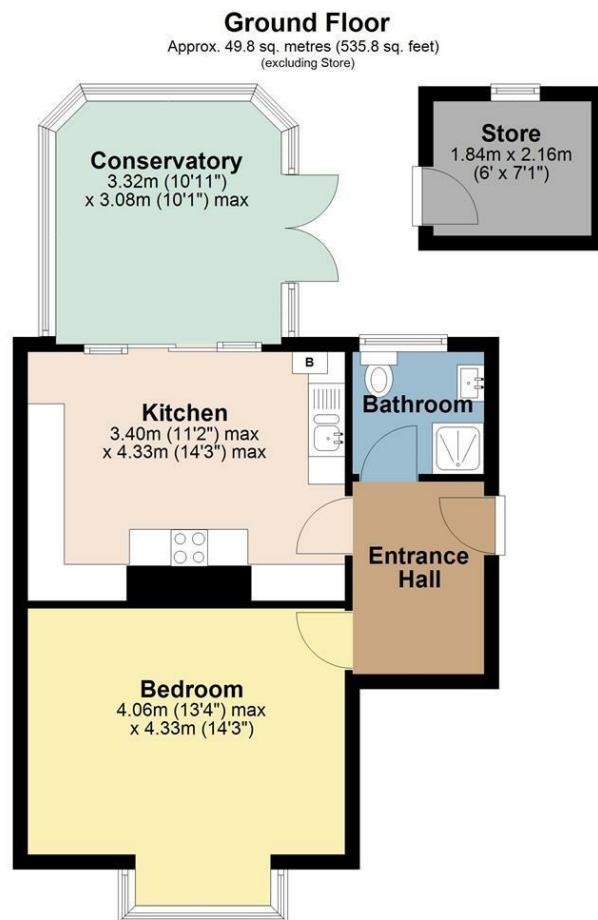
Kitchen

Conservatory

Double Bedroom

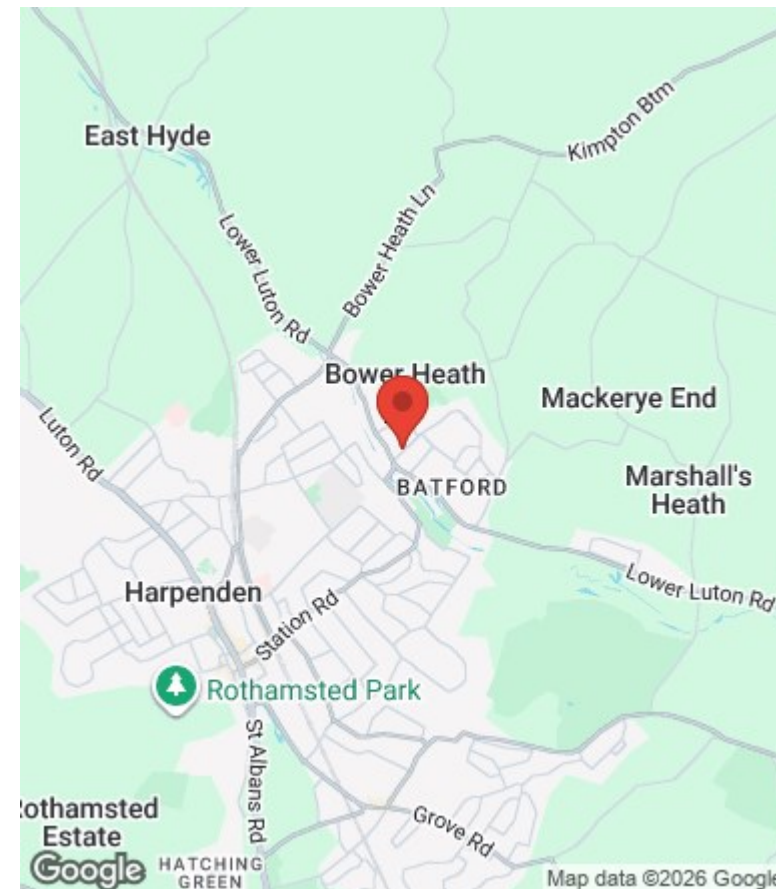
Bathroom



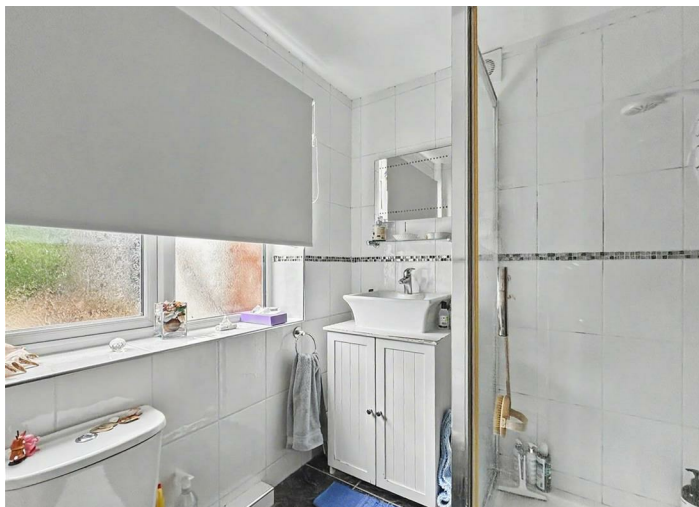


Total area: approx. 49.8 sq. metres (535.8 sq. feet)

Plan for illustrative purposes only, measurements not to be relied on. Always take your own measurements. © epcplan@icloud.com
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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