



9 Cravells Court Cravells Road, Harpenden, AL5 1BB

Asking Price £177,500



AVAILABLE WITH NO UPPER CHAIN! This well-proportioned top-floor studio apartment is set on a popular street, ideally positioned close to the local amenities of Southdown and The Common.

Harpenden town centre and mainline train station are both within easy walking distance, offering excellent convenience for commuters.

The property further benefits from a designated parking space, along with a garage located in a nearby block.

Share of Freehold tenure with approximately 938 years remaining.
Ground Rent £0.00 per annum.
Service Charge £1,840.90 per annum.
Council Tax Band B.

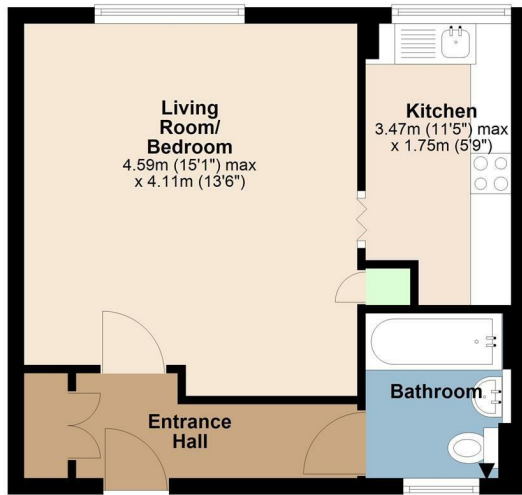
- NO UPPER CHAIN
- STUDIO APARTMENT
- GARAGE EN BLOC AND PARKING SPACE
- LONG LEASE LENGTH
- CLOSE TO LOCAL AMENITIES
- WALKING DISTANCE TO TOWN CENTRE AND STATION

Entrance Hall with built in storage
Living Room / Bedroom
Kitchen
Bathroom



Second Floor

Approx. 33.2 sq. metres (357.1 sq. feet)



Total area: approx. 33.2 sq. metres (357.1 sq. feet)

Plan for illustrative purposes only, measurements not to be relied on. Always take your own measurements. ©
epcplan@icloud.com
Plan produced using PlanUp.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(38-54) E			(38-54) E		
(21-37) F			(21-37) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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