



## 9 Cravells Court Cravells Road, Harpenden, AL5 1BB

Asking Price £179,950



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

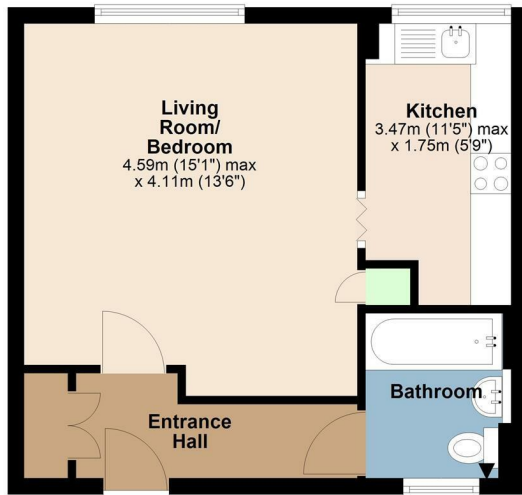
**Entrance Hall with built in storage**  
**Living Room / Bedroom**  
**Kitchen**  
**Bathroom**





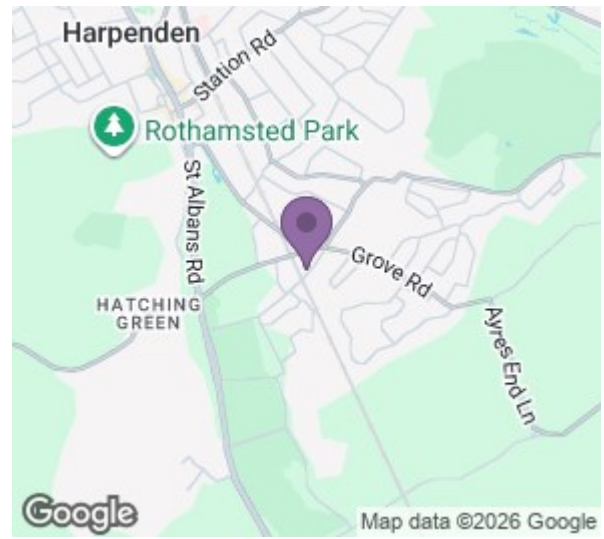
## Second Floor

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



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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