



Church Green Row Harpenden, AL5 2TW

A spacious and well presented, first floor apartment (walk up), in central Harpenden. Huge benefit of a garage en bloc and parking space, to the rear. Lease 92 years remaining. ***CHAIN FREE***

Guide price £349,950

Church Green Row

Harpden, AL5 2TW



- Large Reception Room
- Well presented throughout
- Lease 92 years remaining
- Two Double Bedrooms
- Garage en bloc & parking to rear
- Chain Free
- First floor (walk up)
- Central location

Entrance Hall

Lounge / Dining Room

17'4" x 12'2" (5.29 x 3.72)

Kitchen

12'2" x 5'4" (3.71 x 1.65)

Bedroom One

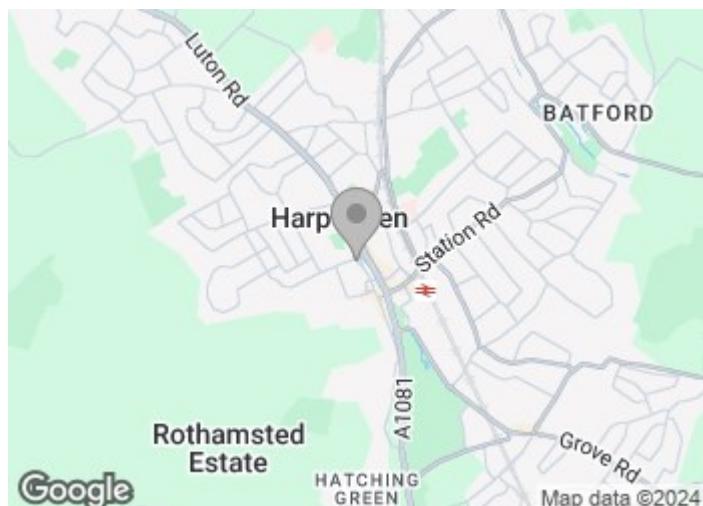
11'10" x 9'11" (3.62 x 3.03)

Bedroom Two

12'1" x 10'1" (3.70 x 3.09)

Shower Room

6'6" x 5'4" (2.00 x 1.64)

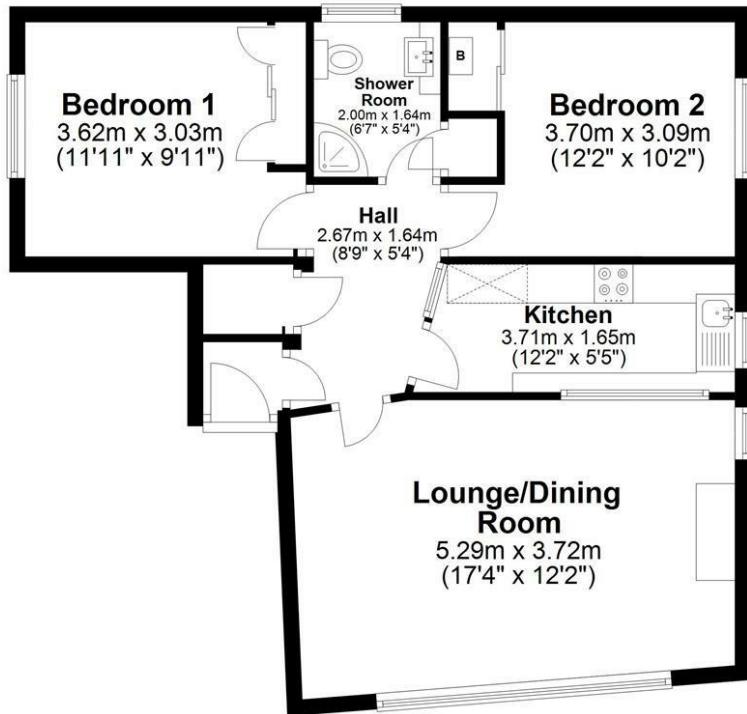




Floor Plan

First Floor

Approx. 61.4 sq. metres (660.7 sq. feet)



Total area: approx. 61.4 sq. metres (660.7 sq. feet)

Sketch layout only. Not to scale. Plan produced for Whittaker & Co.

Plan produced using PlanUp.

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.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-80)	B		
(69-68)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			