



Gibbs Close Harpden, AL5 1FA

Immaculate apartment on the top floor (lift), with open plan living space and two large bedrooms. This modern development is moments from both the High Street the Common. One allocated underground parking space. Lease 247 years remaining. ***CHAIN FREE***.

Guide price £499,950

Gibbs Close

Harpden, AL5 1FA



- Extremely well presented throughout
- Two large Bedrooms
- Lease 247 years remaining
- Top floor with lift
- Allocated underground parking space
- Chain Free
- Open plan living space
- Moments from High Street & Common

Kitchen / Dining / Living Room

18'11" x 17'3" (5.79 x 5.26)

Bedroom One

13'4" x 11'9" (4.07 x 3.60)

Bedroom Two

11'9" x 9'11" (3.59 x 3.04)

Bathroom

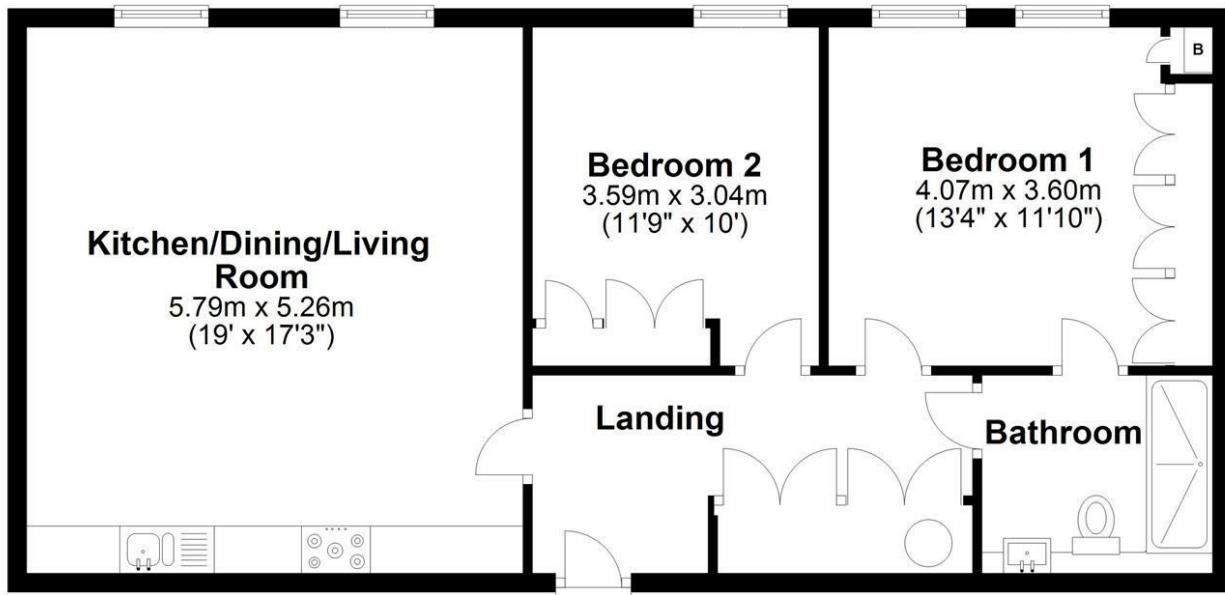




Floor Plan

Second Floor

Approx. 72.8 sq. metres (783.7 sq. feet)



Total area: approx. 72.8 sq. metres (783.7 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		84	84
(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			