



Millstone Way Harpden, AL5 5FE

Well presented two bedroom apartment on the first floor of this popular, modern development. Highlights include 2 bathrooms (1 en-suite) as well as allocated parking space plus visitor parking. Millstone Way is within a short drive of the town centre and station and close to beautiful open countryside. The current owners have extended the lease by 90 years to 204 years with zero ground rent. *Chain Free*

Offers in excess of £325,000

Millstone Way

Harpden, AL5 5FE



- First-floor apartment
- Circa 662 sq ft
- Two bedrooms and two bathrooms (1 en-suite)
- £0 Ground Rent
- £1200 per annum service charge
- Allocated parking
- Short drive to town centre & station & close to open countryside
- Council Tax Band E
- CHAIN FREE

Entrance

Kitchen/Living/Dining Room

15'1" x 14'11" (4.62 x 4.57)

Bedroom One

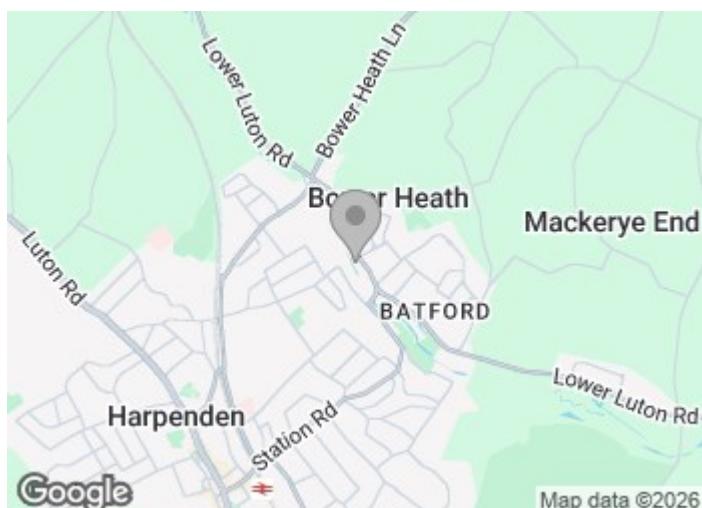
14'11" x 10'5" (4.57 x 3.20)

En-suite with shower

Bedroom Two

10'5" x 8'7" (3.20 x 2.64)

Bathroom

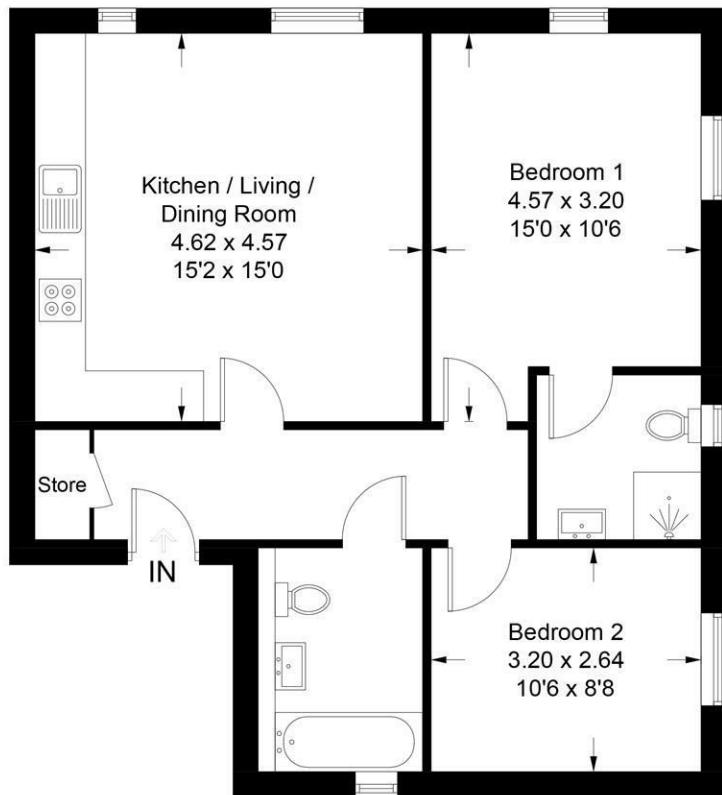




Floor Plan

Millstone Way

Approximate Gross Internal Area = 61.0 sq m / 662 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1266544)

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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A		
(81-91)	B		
(69-80)	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		EU Directive 2002/91/EC	