



## Bloomfield Road Harpden, AL5 4DE

A brand new second floor apartment built by reputable developers, Bridgewater Homes. The apartment forms part of this exclusive development located just north of the town centre in this well regarded residential road. Beautifully appointed with a high quality internal specification, south facing communal gardens and one allocated underground parking space. Close to outstanding primary and secondary schools. Low service charge, zero ground rent and share of Freehold.

**Guide price £450,000**

# Bloomfield Road

## Harpden, AL5 4DE



- Luxury apartment
- Underfloor heating
- Lift to all floors
- Underground Parking with heated driveway ramp
- High specification interior fittings
- Sumptuous bathroom suites
- EV Charger
- Kitchen cabinets by Porcelanosa and Siemens appliances
- Video Phone Entry
- Low service charge

### Entrance Hall

### Kitchen / Living /Dining room

15'4" x 14'6" (4.68 x 4.43)

### Bedroom One

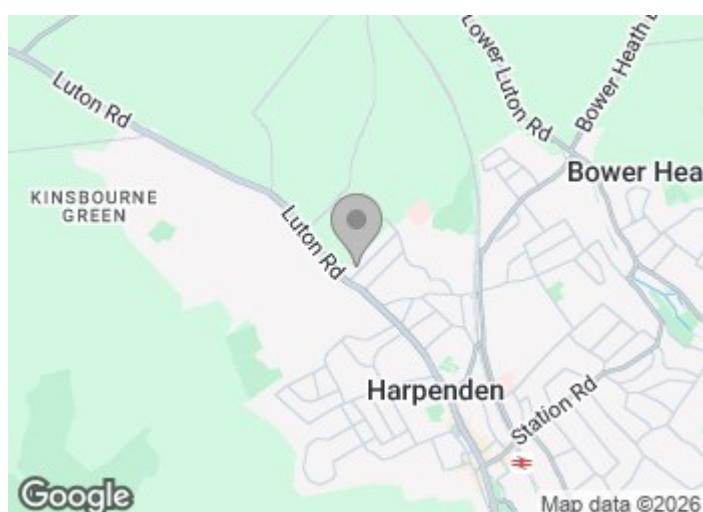
12'2" x 11'4" (3.72 x 3.47)

### En suite

### Bedroom Two

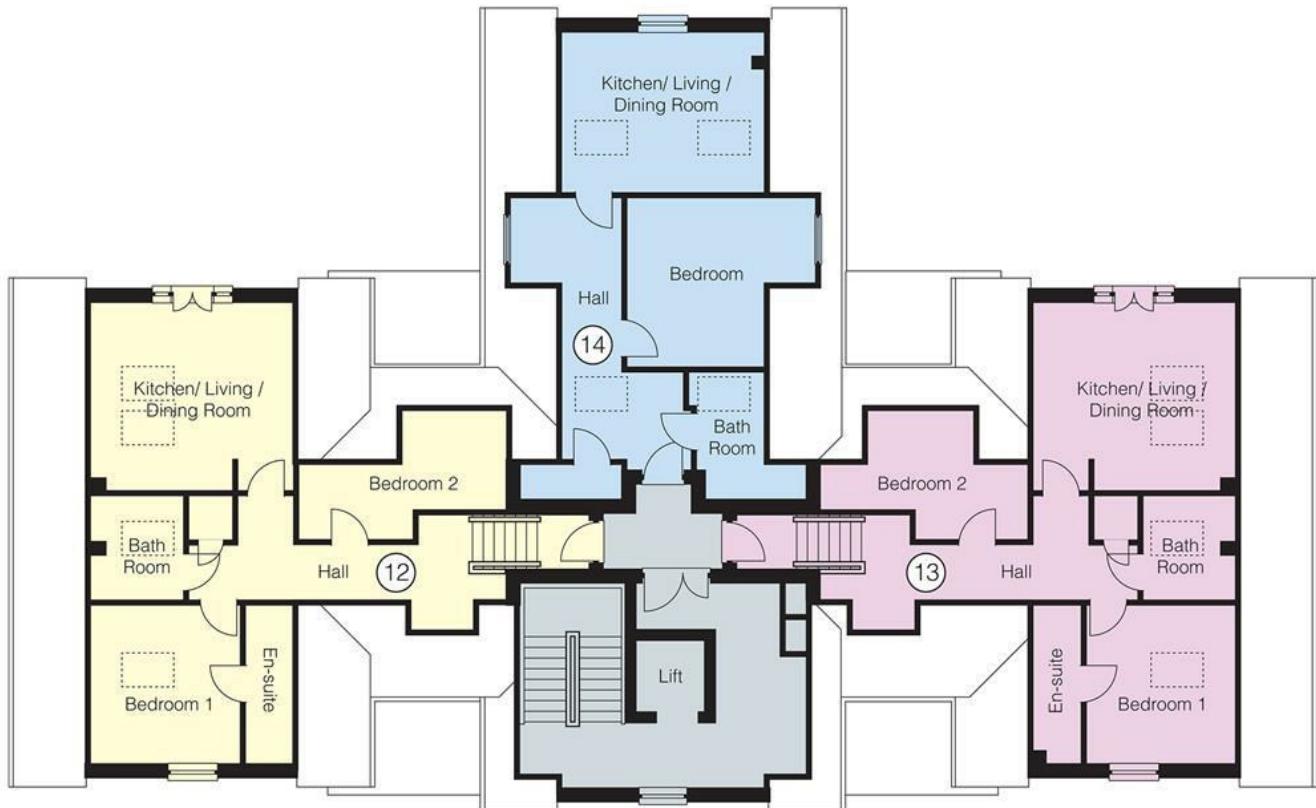
16'0" x 7'6" (4.90 x 2.31)

### Bathroom





## Floor Plan



Second Floor

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			