



## Cross Way

Harpenden, AL5 4FN

Fantastic first-floor, two bedroom apartment built in 2019 by established and reputable local developers, Tilsworth Homes. Benefiting from secure entry phone system, one allocated parking space to the rear and communal gardens. Central location, walking distance to town centre and station and close to excellent schooling. **\*\*CHAIN FREE\*\***

**Guide price £389,950**

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- Immaculate first-floor two bedroom apartment
- Central location
- 118 years remaining on lease
- Ground rent £250/year
- \*\*CHAIN FREE\*\*
- Communal gardens
- Service charge £200/month
- 1 allocated parking space
- Council Tax Band D

## Entrance

## Kitchen/Living/Dining Room

18'8" x 16'4" (5.71 x 4.99)

## Bedroom One

13'3" x 9'6" (4.06 x 2.90)

## Bedroom Two

9'3" x 9'1" (2.84 x 2.78)

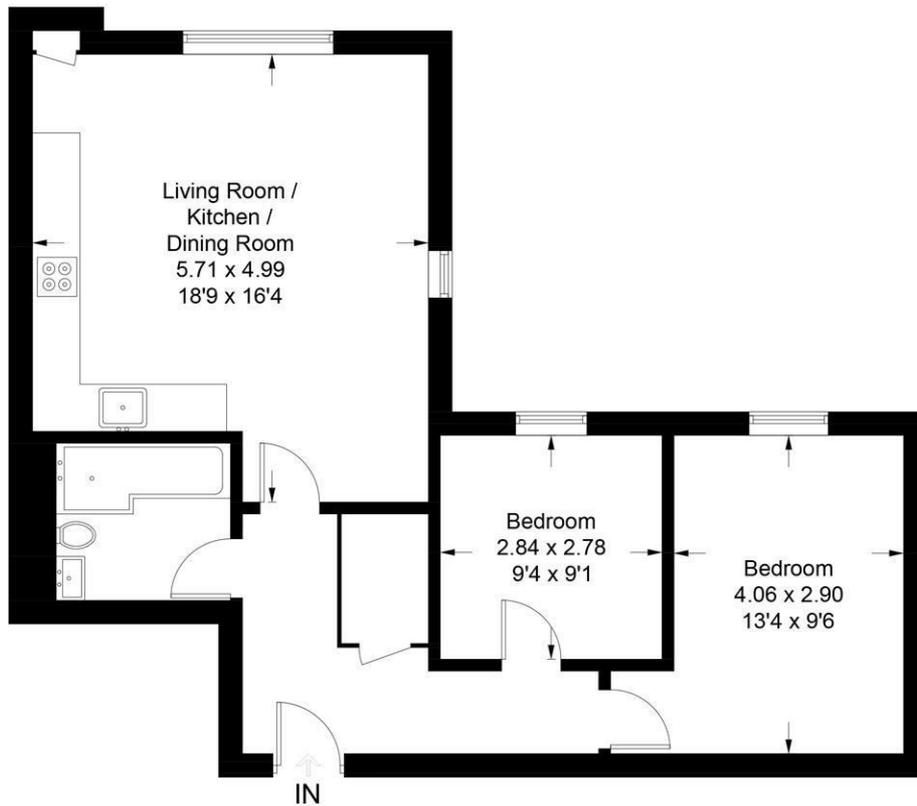
## Bathroom





## S Margarets Court

Approximate Gross Internal Area = 63.9 sq m / 688 sq ft



### First Floor

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. (ID1282229)

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