



The Putterills Harpden, AL5 4DZ

Extremely well presented apartment on the ground floor of this purpose built block. Additional benefit of an allocated parking space (plus visitor parking). Fantastic central location, moments from the town centre and town station. Share of Freehold. ***CHAIN FREE***.

Guide price £395,000

The Putterills

Harpden, AL5 4DZ



- Ground Floor
- Modern Kitchen & Bathroom
- Share of Freehold
- Living Room with separate Dining Room
- Allocated parking space (plus visitor parking)
- Chain Free
- Two Bedrooms
- Central location

Living Room

12'6" (max) x 10'1" (3.82 (max) x 3.09)

Dining Room

6'11" x 6'9" (2.13 x 2.07)

Kitchen

9'3" (max) x 8'3" (2.82 (max) x 2.54)

Bedroom One

10'11" x 9'4" (3.35 x 2.87)

Bedroom Two

10'11" x 6'10" (3.35 x 2.10)

Bathroom

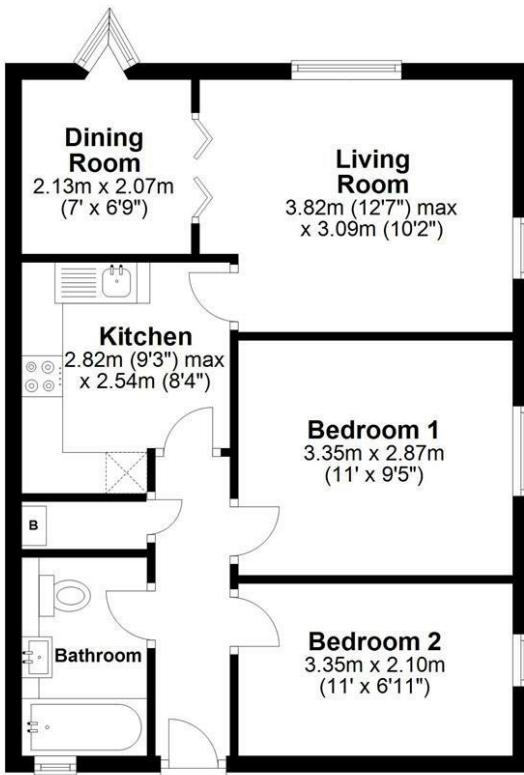




Floor Plan

Ground Floor

Approx. 49.6 sq. metres (534.0 sq. feet)



Total area: approx. 49.6 sq. metres (534.0 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			