



## Luton Road Harpden, AL5 2UH

Stunning, first floor (with lift), three bedroom, luxury apartment in a prime central location. Underground parking and lovely communal gardens.

**Guide price £850,000**

# Luton Road

## Harpenden, AL5 2UH



- Immaculately presented throughout
- Two bathrooms
- Two underground parking spaces
- First floor apartment (lift)
- Eat-in kitchen & separate dining room
- Communal gardens
- Three bedrooms
- Loft storage space
- Prime central location

### Entrance Hall

Kitchen / Breakfast Room  
17'7" x 9'9" (5.37 x 2.98)

### Bedroom Three

12'3" x 7'9" (3.74 x 2.37)  
Bathroom

### Living Room

17'1" (max) x 15'8" (5.21 (max) x 4.8)

### Dining Room

11'4" x 10'5" (3.47 x 3.2)

### Bedroom One

16'0" x 12'4" (max) (4.88 x 3.77 (max))

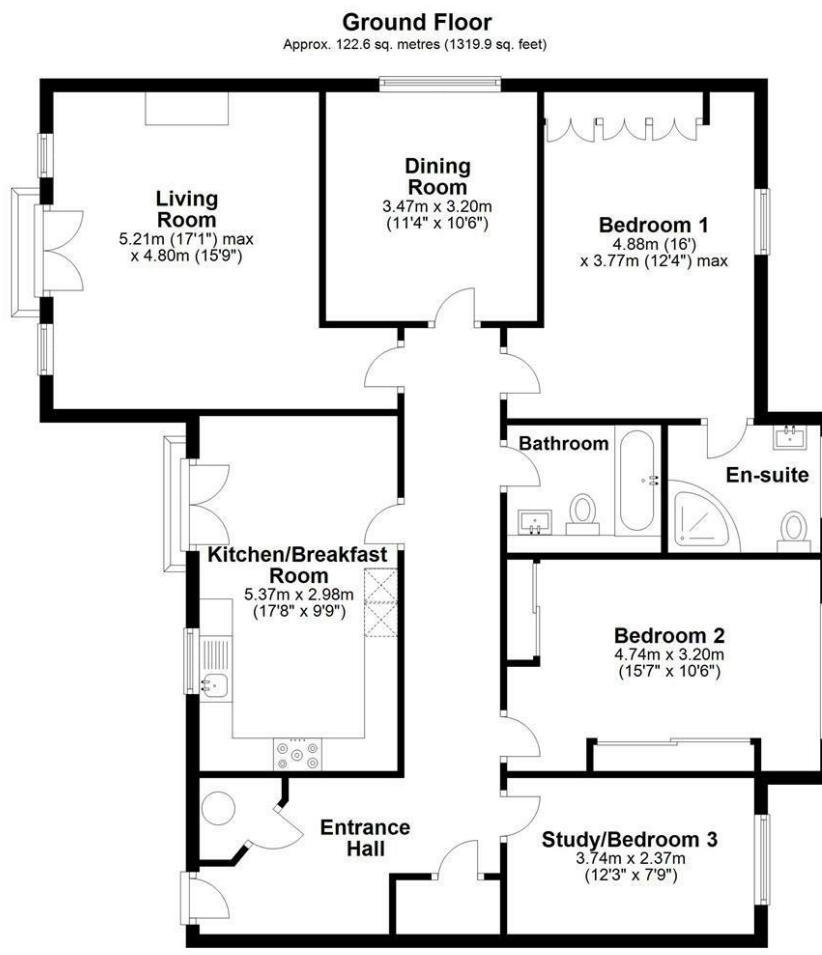
### En-suite Shower Room

Bedroom Two  
15'6" x 10'5" (4.74 x 3.2)





## Floor Plan



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	79	82
(81-91)	B		
(69-80)	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	78	82
(81-91)	B		
(69-80)	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			