



Heathview, Milton Road Harpden, AL5 5LP

Very well presented one bedroom, top floor flat benefiting from a spacious living room and a private South-West facing balcony. Situated in a prime central location, within walking distance to Harpenden town centre and station, and close to outstanding schools. ****CHAIN FREE****

Guide price £285,000

Heathview, Milton Road Harpden, AL5 5LP



- Top floor one bedroom flat
- Partial off-street parking
- CHAIN FREE
- Spacious living room
- Walking distance to Harpenden town centre and station whilst being close to outstanding schools
- Annual Service Charge & Ground Rent £800
- Private South-West facing balcony
- Long lease - 949 years remaining
- Council Tax Band C

Entrance Hall

Kitchen

9'2" x 5'4" (2.80m x 1.63m)

Living Room

16'0" x 12'0" (4.90m x 3.66m)

Bedroom

12'2" x 10'10" (3.73m x 3.32m)

Bathroom

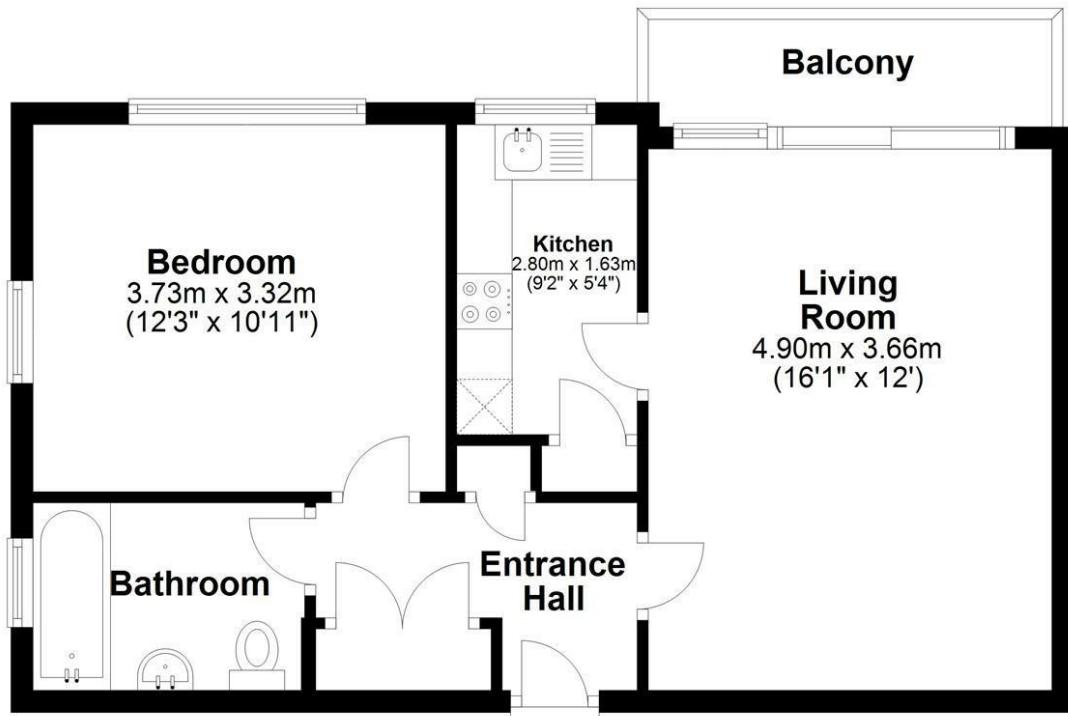




Floor Plan

Top Floor

Approx. 46.3 sq. metres (498.9 sq. feet)



Total area: approx. 46.3 sq. metres (498.9 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			
(69-80) 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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-80) 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			