



## Bond Court

Harpden, AL5 4DJ

Generously proportioned flat positioned at the top (2nd floor, walk up) of this purpose built block. Delightfully presented throughout, this flat benefits from two double bedrooms, a separate utility space and ample private parking. Bond Court is a short walk from Harpenden town centre and station and close to local outstanding schools.

**Guide price £350,000**

# Bond Court

## Harpenden, AL5 4DJ



- Delightfully presented second floor flat
- Short walk Harpenden town centre and station
- Annual service charge £1524.84
- Generous size rooms
- Close to local outstanding schools.
- Annual Ground rent £10
- Ample private parking
- Council Tax Band D

### Entrance Hall

### Utility Cupboard

8'11" x 3'10" (2.74m x 1.18m)

### Kitchen/Breakfast Room

13'9" x 6'5" (4.21m x 1.97m)

### Cupboard

### Living Room

4.21m x 4.80m

### Bedroom One

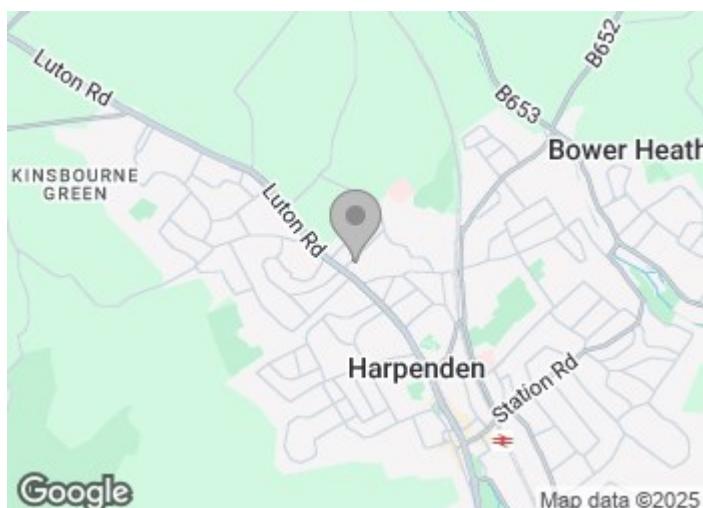
10'1" x 12'7" (3.08m x 3.86m)

### Bedroom Two

9'6" x 12'7" (2.90m x 3.86m)

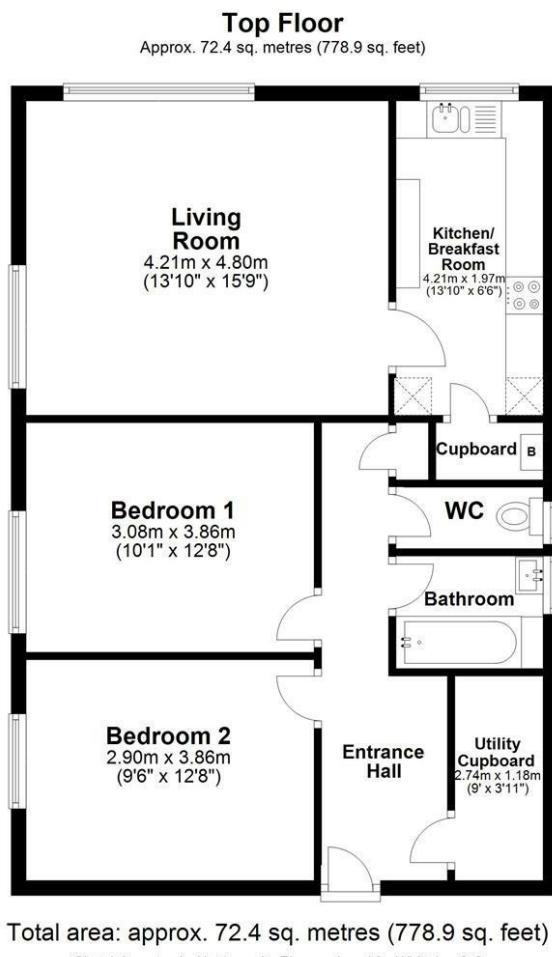
### Bathroom

### WC





## Floor Plan



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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A		
(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			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC