



## Pickford Hill

Harpenden, AL5 5HB

A well-presented, one bedroom first-floor maisonette of circa 512 sq ft, featuring a superb 70 ft private rear garden; there is also the potential for a loft conversion (STPP). Ideally located for excellent local schooling and within easy reach of the town centre and station. \*\* CHAIN FREE\*\*

**Guide price £240,000**

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- First-floor Maisonette
- 70 ft private rear garden
- £800/year Service charge
- One bedroom
- 100 Years remaining on lease
- \*\*CHAIN FREE\*\*
- Circa 512 sq ft
- £10/year Ground rent
- Council Tax Band B

## Entrance Hall

7'10" x 5'11" (2.41 x 1.81)

## Kitchen

9'1" x 7'9" (2.77 x 2.38)

## Living Room

13'6" x 11'1" (4.13 x 3.39)

## Bedroom One

13'6" x 11'1" (4.14 x 3.38)

## Bathroom





