



## Sun Lane

Harpenden, AL5 4EG

**\*Over 55s development\*. Ground floor, one bedroom apartment in immaculate condition. Fantastic central location, communal gardens, residents & visitors parking. **\*\*CHAIN FREE\*\*** **\*\*FINANCIAL INCENTIVE OFFERED BY THE VENDOR - UP TO 10 YEARS SERVICE CHARGE PAID FOR\*\*****

**Guide price £395,000**

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- Over 55s development, long lease
- Residents lounge & Communal gardens
- Residents & Visitors parking
- Immaculately presented & Ground Floor
- Service Charge £2,200 pa
- \*CHAIN FREE\*
- \*\*FINANCIAL INCENTIVE OFFERED BY THE VENDOR - UP TO 10 YEARS SERVICE CHARGE PAID FOR\*\*
- Fantastic, central location
- Council Tax Band D

## Entrance Hall

## Cloakroom

## Living Room

14'5" x 11'3" (4.40 x 3.43)

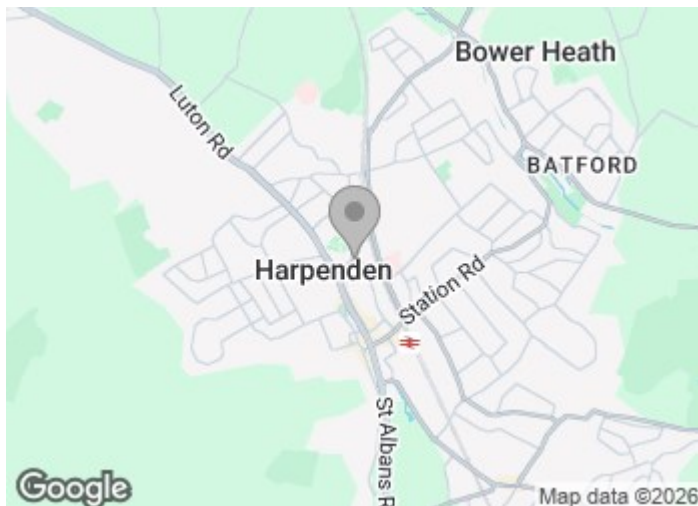
## Kitchen

10'9" x 7'1" (3.28 x 2.18)

## Bedroom

12'5" x 8'6" (3.79 x 2.61)

## En-Suite Bathroom

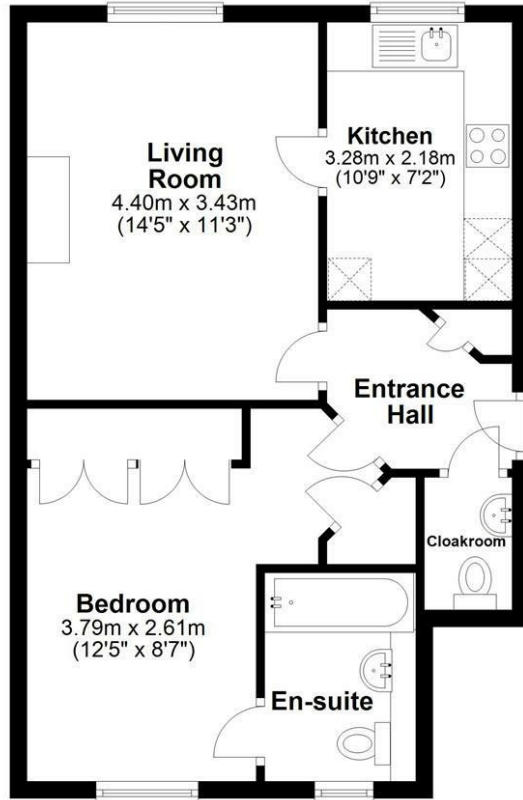


[Directions](#)



### Floor Plan

Approx. 48.9 sq. metres (525.8 sq. feet)



Total area: approx. 48.9 sq. metres (525.8 sq. feet)

Sketch layout only. Not to scale. Plan produced for Whittaker & Co.

Plan produced using PlanUp.

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