



Cross Way Harpden, AL5 4FN

Beautifully presented two bedroom, two bathroom apartment built in 2019 by established and reputable local developers, Tilsworth Homes. Benefiting from secure entry phone system, two allocated parking spaces to the rear and communal gardens. Central location, walking distance to town centre and station and close to excellent schooling. ****CHAIN FREE****

Guide price £450,000

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- Immaculate two-bedroom apartment
- 2 allocated parking spaces
- **CHAIN FREE**
- 119 years remaining on lease
- Service charge £2,312.40/year
- Membership of the Right to Manage Company (RTM)
- Central location
- Ground rent £250/year
- Council Tax Band E

Entrance Hall

Kitchen/Living Room

18'5" x 18'0" (5.63 x 5.51)

Bedroom one

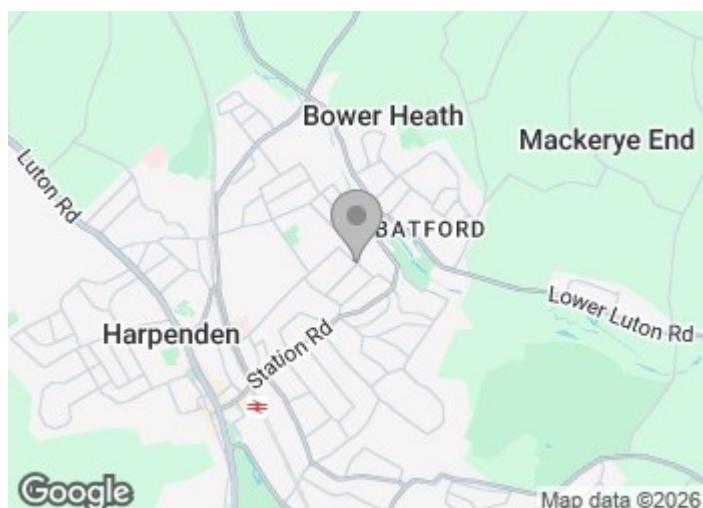
14'7" x 13'1" (4.45 x 4.01)

En-suite with shower

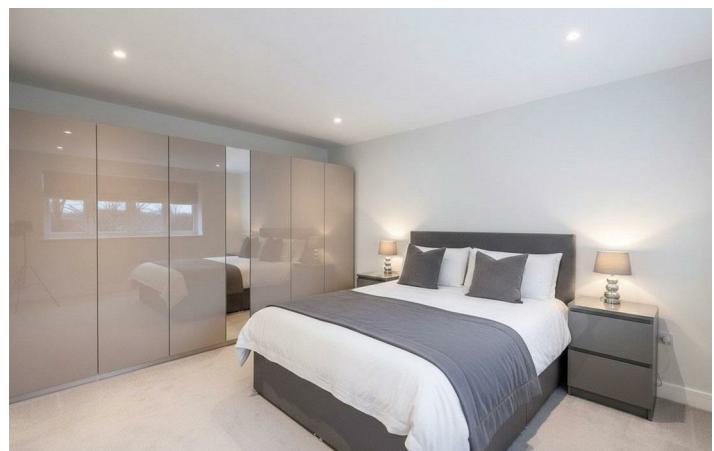
Bedroom Two

9'10" x 9'3" (3.00 x 2.84)

Bathroom



Directions



Floor Plan

Margarets Court

Approximate Gross Internal Area = 77.1 sq m / 830 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1265748)

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			
(81-81) 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			
(81-81) 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			