



Townsend Lane Harpden, AL5 2FE

An immaculately presented one bedroom flat on the upper floor (walk up), of this much sought after Jarvis built development (completed in 2016), in a prime central location. Beautiful communal gardens and an allocated parking space. Lease 125 years.

Offers in excess of £399,950

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- Extremely well presented
- Prestigious Jarvis built development
- Allocated parking space
- Open plan living space
- Prime central location
- Lease 125 years
- Well proportioned double Bedroom
- Beautiful communal gardens

Entrance Hall

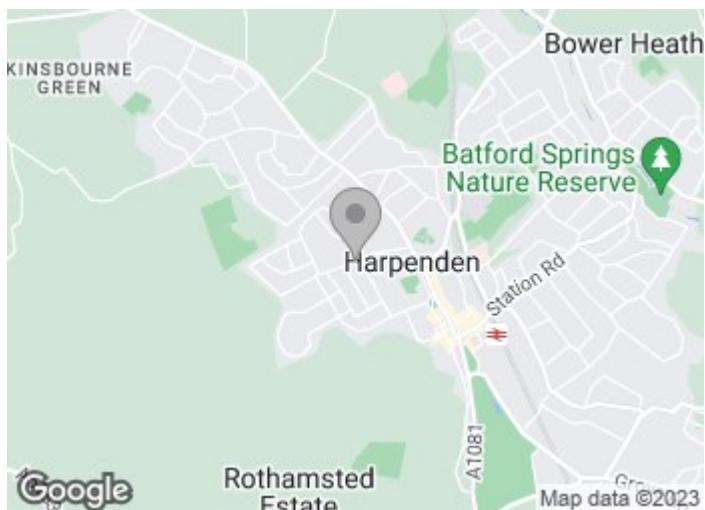
Kitchen / Living / Dining Room

21'5" (max) x 16'2" (max) (6.55 (max) x 4.94 (max))

Bedroom

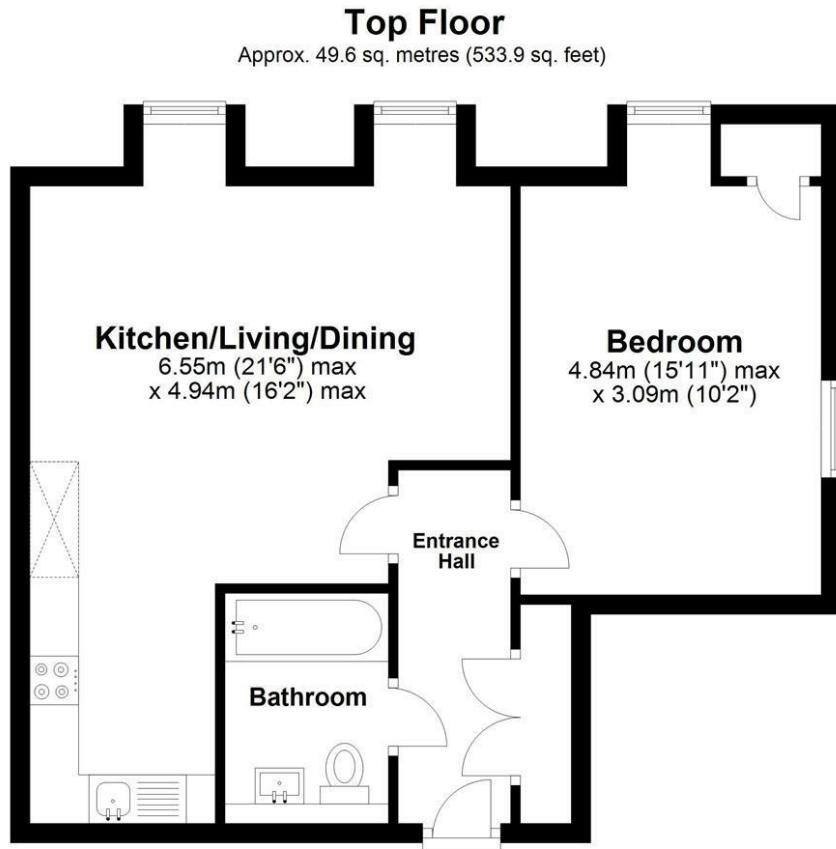
15'10" (max) x 10'1" (4.84 (max) x 3.09)

Bathroom





Floor Plan



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		
(81-91)	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		
(81-91)	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			