



Aysgarth Close, Harpenden, AL5 5UG
Guide price £325,000



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An extremely light and spacious two double bedroom top floor apartment in this superb setting within easy reach of the station and town centre.

The accommodation briefly comprises; spacious hallway with fitted cupboards, living room, kitchen, two double bedrooms and bathroom.

Externally there are well maintained communal grounds and numerous parking bays for residents.

ACCOMMODATION

Communal Entrance Hall

Video entry security door leading to communal hallway, staircase to second floor, private front door to:

Entrance Hall

Security video entry phone, two large storage cupboards, deep built in cupboard housing wall mounted combi-gas boiler for central heating and hot water, coved ceiling, radiator, access to part boarded loft space.

Lounge 13'4 x 14'5 (4.06m x 4.39m)

Radiator, coved ceiling, television point, double glazed window to front.



Kitchen 9'9 x 8'9 (2.97m x 2.67m)

Attractive range of floor and wall mounted units, work surface with inset sink unit, built in oven and hob, space and services for washing machine, fridge/freezer and dishwasher, tiling, radiator, double glazed window to front.

Bedroom One 12'8 x 11'9 (3.86m x 3.58m)

Radiator, coved ceiling, television point, double glazed window to rear.

Bedroom Two 11'5 x 10'8 (3.48m x 3.25m)

Radiator, coved ceiling, double glazed window to rear.

Bathroom

Attractive white suite comprising panelled bath, pedestal wash hand basin and low level wc, tiling, radiator, double glazed frosted window to side.

EXTERIOR**Communal Grounds**

There are well maintained lawned areas with communal drying areas and there are numerous resident parking spaces.

Additional Information

Lease - 125 years from May 1984

Service Charge - currently £97 per month includes building insurance

Ground Rent - £10 per annum

Viewing Information

BY APPOINTMENT ONLY THROUGH PUTTERILLS THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED.

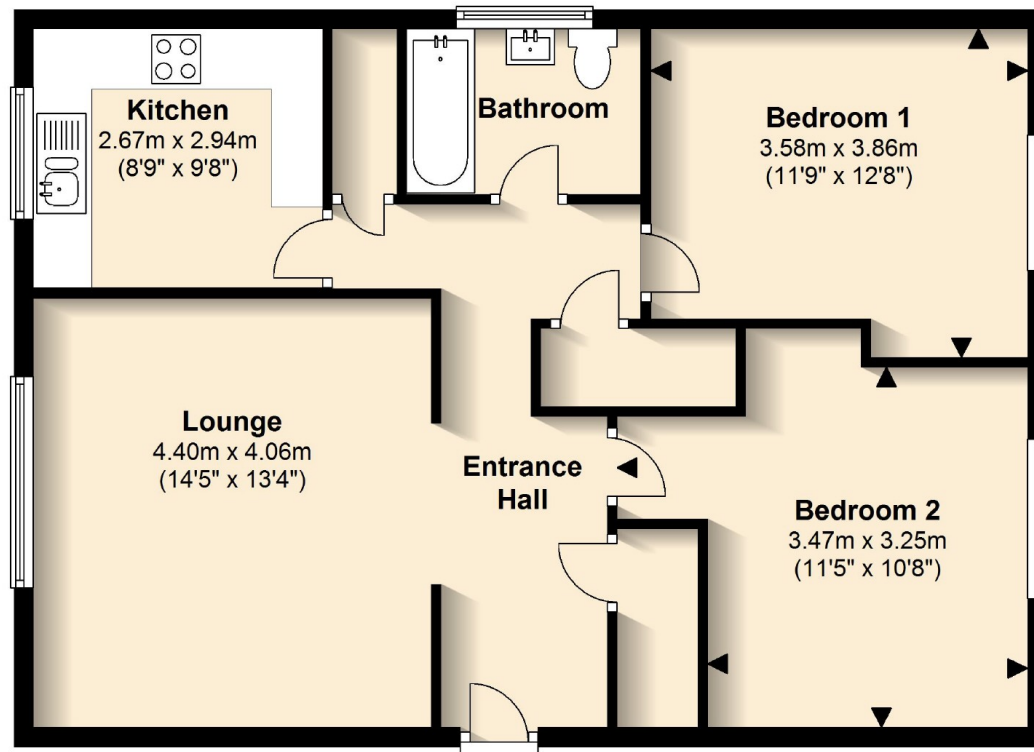
Environmental Impact Rating

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.



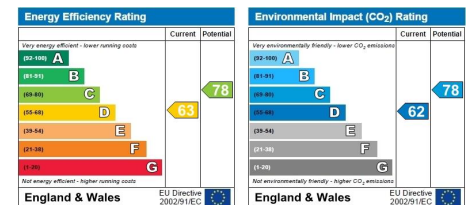
Second Floor

Approx. 80.5 sq. metres (866.2 sq. feet)



Total area: approx. 80.5 sq. metres (866.2 sq. feet)

Sketch layout only. This plan is not drawn to scale and is for identification purposes only.
Plan produced using The Mobile Agent.



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