



Northfield Road, Harpenden, AL5 5JA  
£260,000



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AL5 5JA

A beautifully presented ground floor apartment featuring a modern refitted kitchen with appliances, a bright living room, a modern bathroom and two double bedrooms.

Northfield Road is located off Porters Hill on the north east side of Harpenden. The property is just a short walk from local shopping facilities and a drive from the mainline railway station.

### ACCOMMODATION

#### Entrance Hall

Tiled Floor, coved ceiling, spotlights, access to lounge/diner, Kitchen, bedroom one, bedroom two and bathroom.

#### Bedroom One 13'8 x 12'0 (4.17m x 3.66m)

Coved ceiling, radiator, double glazed window to rear with fitted blinds.

#### Bedroom Two

Coved ceiling, radiator, double glazed window to side.

#### Bathroom

Down lights, bath with shower attachment over, lower level WC,



pedestal wash hand basin, vanity mirror, heated towel rail, tiled floor, frosted double glazed window to side.

**Kitchen 10'0 x 7'9 (3.05m x 2.36m)**

Range of floor and wall units, work surface with inset sink unit, built in oven, hob and cooker hood, space and services for washing machine and fridge freezer, tiling, replacement combination boiler for hot water and central heating, double glazed window to side with fitted blind.

**Living room 9'11 x 6'11 (3.02m x 2.11m)**

Coved ceiling, laminated floor, radiator, double glazed window to side.

**Exterior**

Communal Gardens, parking to the road.

**Lease**

87 Years (TBC)

**Ground Rent**

£10 per year

**Service Charge**

£500 per year (TBC)

**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.

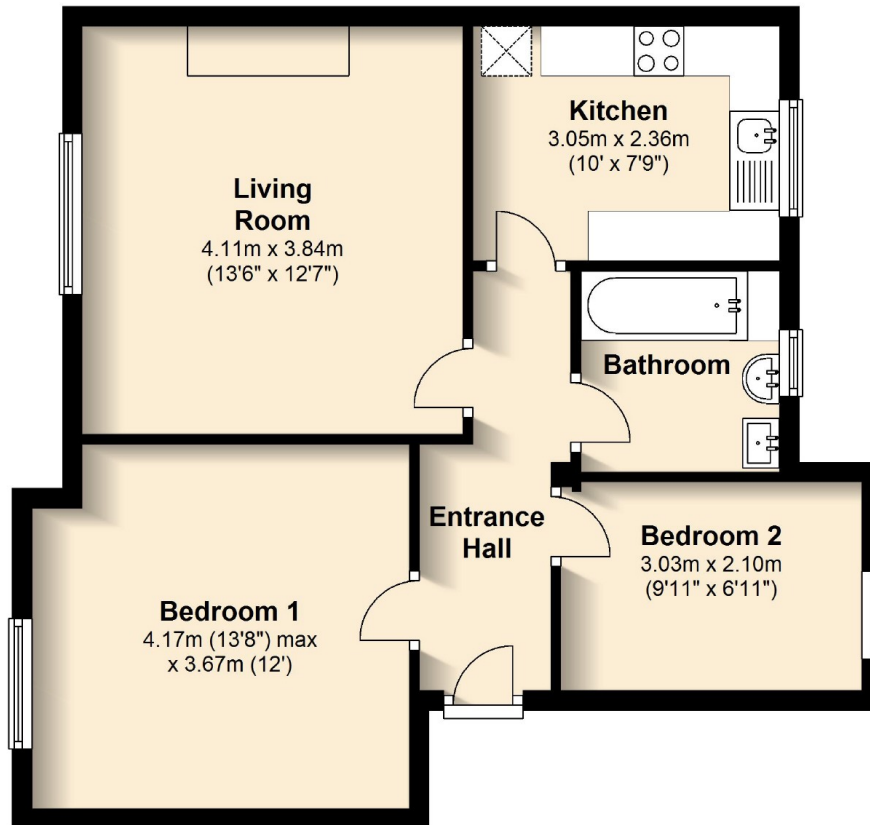
**Viewing Information**

BY APPOINTMENT ONLY THROUGH  
PUTTERILL'S OF HERTFORDSHIRE,



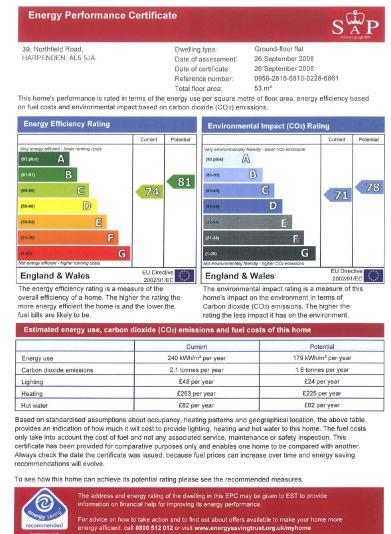
## Ground Floor

Approx. 54.1 sq. metres (582.1 sq. feet)



Total area: approx. 54.1 sq. metres (582.1 sq. feet)

Not to Scale. For identification purposes only. Outbuildings not included in Square Footage  
Plan produced using PlanUp.



Tel: 01582 769 966

42 High Street

Harpenden

Hertfordshire

AL5 2SX

Email: [harpenden@putterills.co.uk](mailto:harpenden@putterills.co.uk)

[www.putterills.co.uk](http://www.putterills.co.uk)

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