



Hickling Way, Harpenden, AL5 4RP

Price £375,000



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A greatly enhanced and beautifully presented two double bedroom ground floor apartment in this popular setting within easy reach of the Town Centre and Station.

The accommodation briefly comprises hallway, 19'6 open plan living/dining room/kitchen, study area, 2 double bedrooms, fabulous en suite shower room and stunning bathroom. Externally there are well maintained communal grounds, garage and parking space.



ACCOMMODATION

Private door to:

Entrance Hall

Radiator, wood laminate flooring.

Open plan Living room/Kitchen 19'6 x 16'2 (5.94m x 4.93m)

A fabulous light and spacious room with kitchen, lounge and dining areas, refitted range of floor and wall mounted units with work surfaces, inset sink unit built in oven, hob, microwave, cooker hood, integrated washing machine, tumble dryer, slimline dishwasher and fridge freezer, radiator, wood laminate flooring, down lighting, wall mounted combi gas boiler, wall mounted TV point, window and door to rear.

Study Area 7'0 x 6'6 (2.13m x 1.98m)

Wood flooring.

Bedroom One 15'5 x 9'8 (4.70m x 2.95m)

Fitted wardrobes, radiator, telephone point, wood flooring, window to front, sliding door to:

En Suite Shower Room

Stunning refitted white and chrome suite comprising fully tiled shower cubicle, wash hand basin, close coupled WC, tiling, towel radiator, tiled floor, extractor fan.

Bedroom Two 15'5 x 9'8 (4.70m x 2.95m)

Radiator, wood flooring, fitted wardrobe, window to front.

Bathroom

Stunning refitted white and chrome suite comprising bath with shower



unit above, wash hand basin, concealed flush WC, fully tiled floor and walls, down lighting, chrome towel radiator, extractor fan.

Exterior

Communal Gardens

Delightful and well maintained lawn areas with flower and shrub beds.

Garage 16'8 x 9'8 (5.08m x 2.95m)

Up and over door, power and light.

Lease

125 years from 1985.

Ground Rent

£10.

Service Charges

Approximately £658.78 pa

Environmental Impact Rating

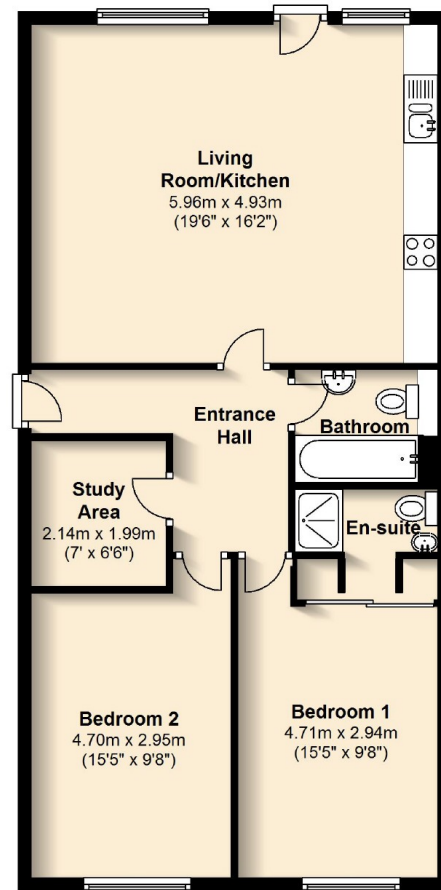
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.

Viewing Information

BY APPOINTMENT ONLY WITH PUTTERILLS OF HERTFORDSHIRE, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED.

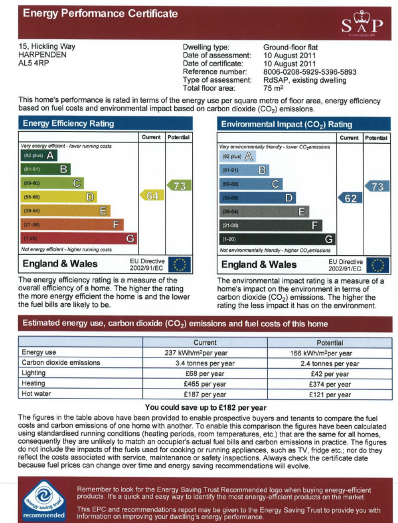
Ground Floor

Approx. 75.4 sq. metres (811.5 sq. feet)



Total area: approx. 75.4 sq. metres (811.5 sq. feet)

Not to Scale. For identification purposes only.
Plan produced using PlanUp.



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Tel: 01582 769 966

42 High Street

Harpenden

Hertfordshire

AL5 2SX

Email: harpenden@putterills.co.uk

www.putterills.co.uk

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