

Price £375,000



# Hickling Way, Harpenden, AL5 4RP

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 yeas from 1985.

Ground Rent £10.

#### Service Charges Approximately £658.78 pa

### **Environmental Impact Rating**

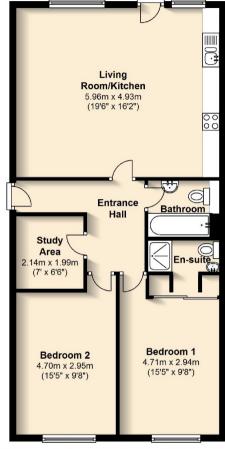
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.

#### Viewing Information

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

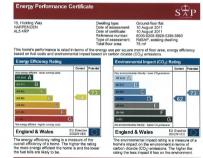
#### **Ground Floor**

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.



	Current	Potential
Energy use	237 kWh/m²per year	188 kWh/m²per year
Carbon dioxide emissions	3.4 tonnes per year	2.4 tonnes per year
Lighting	£68 per year	£42 per year
Heating	£465 per year	£374 per year
Hot water	£187 per year	£121 per year

You could save up to £182 per year

The figures in the table above have been provided to enable prospective objects and tennats to compare the Aust costs and cathor emissions of one hanse with another. To enable this compensation the figures have been calculated using standardised running conditions (healting pariods, room temperatures, etc.) that ere the same for all homes, consequently they are unlikely to make an an accupation standard shall be all set and extended emissions in practice. The figures do not include the impacts of the fuels used for cooking or running applicances, such as TV, flogs exc., nor do they reflect the cooking associated with secric, maintainance or sapily inspections. Always check the cartifacts date



products. It's a quick and easy way to identify the most energy-efficient product.

This EPC and recommendations report may be given to the Energy Saving The information on improving your dwelling's energy performance.

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