



Aysgarth Close, Harpenden, AL5 5UG  
Guide price £265,000



## Aysgarth Close, Harpenden, AL5 5UG

A spacious one bedroom top floor apartment in this superb setting within easy reach of the Station and Town Centre. The property benefits from gas central heating, double glazing and ample parking.

The accommodation comprises; hallway with fitted cupboards, 16'8 living room, refitted kitchen, double bedroom and refitted bathroom. Externally there are well maintained communal grounds and numerous parking bays for residents.

### ACCOMMODATION

#### Communal Entrance Hall

Staircase to second floor, video security entry phone system, private door leading to:

#### Entrance Hall

Laminated flooring, access to roof space, radiator, two large storage cupboards, video entry phone.

#### Living Room 16'8 x 13'7 (max) (5.08m x 4.14m (max))

Spacious light and airy room with lounge and dining areas, laminated flooring, television point, radiator, double glazed window to front.



**Kitchen 13'7 x 7'6 max (4.14m x 2.29m max)**

Superb refitted range of floor and wall mounted units, work surface with stainless steel sink unit, built in hob, oven and extractor hood, integrated fridge, freezer, dishwasher and washing machine, tiling, radiator, wall mounted gas boiler, tiled flooring, double glazed window to rear.

**Double Bedroom 13'7 x 8'10 (4.14m x 2.69m)**

Range of fitted wardrobes and cupboards above, radiator, double glazed window to rear.

**Bathroom**

Attractive refitted white/chrome suite comprising bath with shower unit above, vanity wash hand basin and low level WC, wall mounted mirror fronted cabinet, extractor fan, tiled floor, tiling.

**Exterior**

Outside the property has communal gardens and parking.

**Lease**

125 years from 7 September 1990

**Ground Rent**

£10 per annum

**Service Charge**

£69.28 per month

**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.

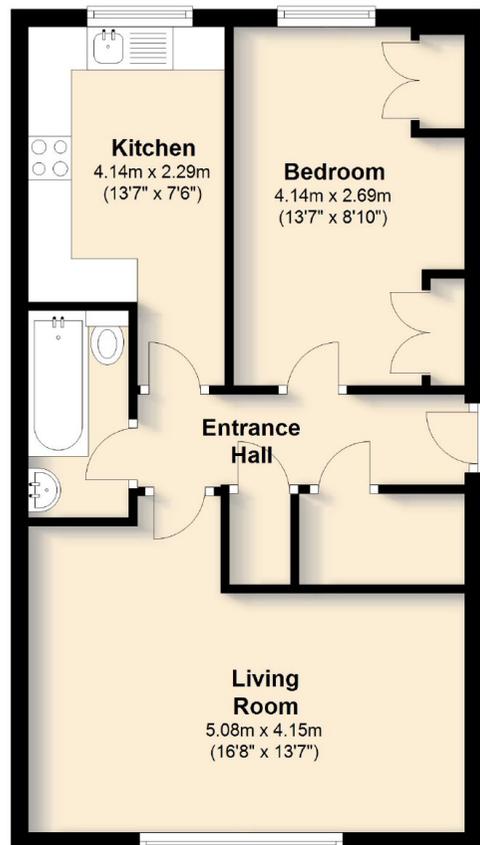
**Viewing Information**

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



## Floor Plan

Approx. 47.2 sq. metres (507.8 sq. feet)



Total area: approx. 47.2 sq. metres (507.8 sq. feet)

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

Energy Performance Certificate			
HM Government			
88, Aysgarth Close, HARPENDEN, ALS 5UG			
Dwelling type:	Top-floor flat	Reference number:	0207-2874-6642-9202-8225
Date of assessment:	04 April 2012	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	04 April 2012	Total floor area:	47 sq. m
Use this document to:			
<ul style="list-style-type: none"> <li>Compare current ratings of properties to see which properties are more energy efficient</li> <li>Find out how you can save energy and money by installing improvement measures</li> </ul>			
Estimated energy costs of dwelling for 3 years:			£ 1,221
Over 3 years you could save			£ 309
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 123 over 3 years	£ 93 over 3 years	You could save £ 309 over 3 years
Heating	£ 753 over 3 years	£ 522 over 3 years	
Hot Water	£ 345 over 3 years	£ 287 over 3 years	
Totals		£ 1,221	£ 492
These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and coolers, and electricity generated by microgeneration.			
Energy Efficiency Rating			
<p>Very energy efficient - lower running costs</p> <p>A</p> <p>B</p> <p>C</p> <p>D</p> <p>E</p> <p>F</p> <p>G</p> <p>H</p> <p>I</p> <p>J</p> <p>K</p> <p>L</p> <p>M</p> <p>N</p> <p>Not energy efficient - higher running costs</p>		<p>Current</p> <p>Potential</p> <p>72</p> <p>70</p>	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1. Cavity wall insulation	£500 - £1,500	£ 135	✓
2. Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 30	✓
3. Low energy lighting for all fixed outlets	£10	£ 24	✓
See page 3 for a full list of recommendations for this property.			
<p>For more information on recommended measures and other actions you could take today to save money, visit <a href="http://www.gov.uk/energy-grants-calculator">www.gov.uk/energy-grants-calculator</a> or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.</p>			

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