



Station Road, Harpenden, AL5 4XS
Price £325,000



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A beautifully presented and spacious two bedroom, first floor apartment forming part of this highly sought after development within easy reach of the station and town centre. The property benefits from its own private entrance and garage.

The accommodation comprises; entrance hall, spacious living room with dining area, kitchen, two good sized bedrooms and refitted bathroom. Externally there are attractive communal grounds, garage and visitor parking spaces.

ACCOMMODATION

Private Front Door To:

Entrance Hall

Staircase off, window to rear.

Landing

Radiator, access to loft space, large built in cupboard.

Living Room 16'10 x 11'8 (5.13m x 3.56m)

An extremely light and spacious dual aspect room with living and dining areas, coved ceiling, radiator, television point, space for table and chairs, windows to front and side.



Kitchen 7'6 x 6'8 (2.29m x 2.03m)

Attractive range of floor and wall mounted units with inset sink unit, built in oven, hob and cooker hood, space and services for slimline dishwasher, washing machine and fridge freezer, tiling, replacement wall mounted combination gas boiler for central heating and hot water, window to side.

Bedroom One 16'4 x 9'8 (4.98m x 2.95m)

Large light and spacious main bedroom, Radiator, coved ceiling, fitted wardrobes, windows to front.

Bedroom Two 11'7 x 6'11 (3.53m x 2.11m)

Radiator, window to front.

Bathroom 6'8 x 6'1 (2.03m x 1.85m)

Superb refitted white and chrome suite comprising panelled bath with shower unit above, vanity wash hand basin and closed coupled WC, chrome towel radiator, extractor fan, tiling, down lights.

Garage

In a nearby block, up and over door.

Parking

There are a number of visitor parking bays.

Lease

999 Years from 1990.

Service Charge

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.

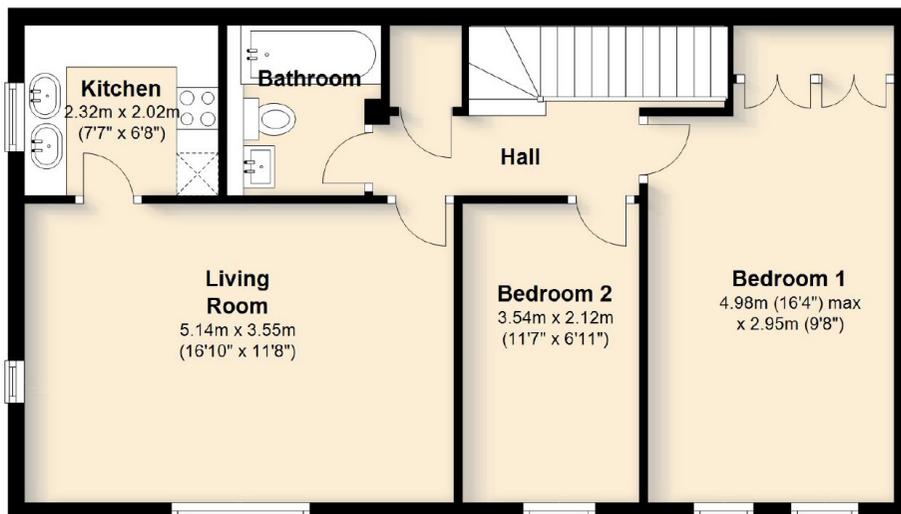
Viewing Information

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



First Floor

Approx. 58.9 sq. metres (634.3 sq. feet)



Total area: approx. 58.9 sq. metres (634.3 sq. feet)

Not to Scale. For identification purposes only. Garage not included in sq. footage.
Plan produced using PlanUp.

Energy Performance Certificate

Flat 12 Balfour Court
Station Road
HARPENDEN
AL5 4X3

Dwelling type: Top floor flat
Date of assessment: 18 January 2020
Date of certificate: 19 January 2020
Reference number: 2953-2955-6498-0091-1-15
Total floor area: 91 m²

This home's performance is rated in terms of the energy rate per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	B2	B	B1
91-101	74-82	31-35	1-10
81-90	65-73	36-40	11-20
71-80	55-64	41-45	21-30
61-70	45-54	46-50	31-40
51-60	35-44	51-55	41-50
41-50	25-34	56-60	51-60
31-40	15-24	61-65	61-70
21-30	5-14	66-70	71-80
1-20	0-4	71-75	81-90

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

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.

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	190 kWh/m ² per year	128 kWh/m ² per year
Carbon dioxide emissions	2.9 tonnes per year	1.9 tonnes per year
Lighting	£73 per year	£54 per year
Heating	£374 per year	£287 per year
Hot water	£118 per year	£92 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

The address and energy rating of the dwelling in this EPC may be given to EPC to provide information on financial help for improving its energy performance.

For advice on loans, grants and other financial products available to help make your home more energy efficient call 0800 813 012 or visit www.energyandclimate.org.uk/myhome

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