



Douglas Road, Harpenden, AL5 2HW

Price £340,000





## Douglas Road, Harpenden, AL5 2HW

An extremely light and spacious two double bedroom second floor apartment forming part of this highly desirable development in the heart of the 'Avenues'. The property is conveniently located within a short stroll of the Town Centre and Station.

The accommodation comprises; entrance hall, 15'4 living/dining room, kitchen, two double bedrooms and a refitted bathroom. Externally there are well maintained communal grounds and excellent parking. Additional benefits included a long lease, share of freehold, double glazing, gas central heating and and no upper chain.



## ACCOMMODATION

### Communal Entrance Hall

Entrance hall accessed via security door, staircase to second floor.

### Entrance Hall

Large linen cupboard, radiator, security entry phone.

### Lounge 15'4 x 13'0 (4.67m x 3.96m)

An extremely light and spacious room with lounge and dining areas, radiator, telephone point, television point, window to front.

### Kitchen 8'11 x 9'7 (2.72m x 2.92m)

Range of floor and wall units, work surface with inset sink unit, space and service's for cooker, washing machine and fridge, tiling, wall mounted gas boiler for central heating and hot water, window to rear.

### Bedroom One 10'0 x 12'2 (3.05m x 3.71m)

Radiator, built in wardrobes, window to side.

### Bedroom Two 10'0 x 9'7 (3.05m x 2.92m)

Radiator, built in wardrobes, window to side.

### Bathroom

Refitted white/chrome suite comprising panelled bath with Aqualisa shower unit, vanity wash hand basin, concealed flush WC, tiling, radiator, tiled floor, frosted window to rear.



### Communal Grounds

Well maintained lawn with flower and shrub beds, bin storage.

### Parking

There is a large parking area with allocated parking bay for residents and a number of visitor bays..

### Lease

999 Years from 1 July 1978 - share of freehold.

### Service Charge

Current charge is £850 per six months.

### 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.

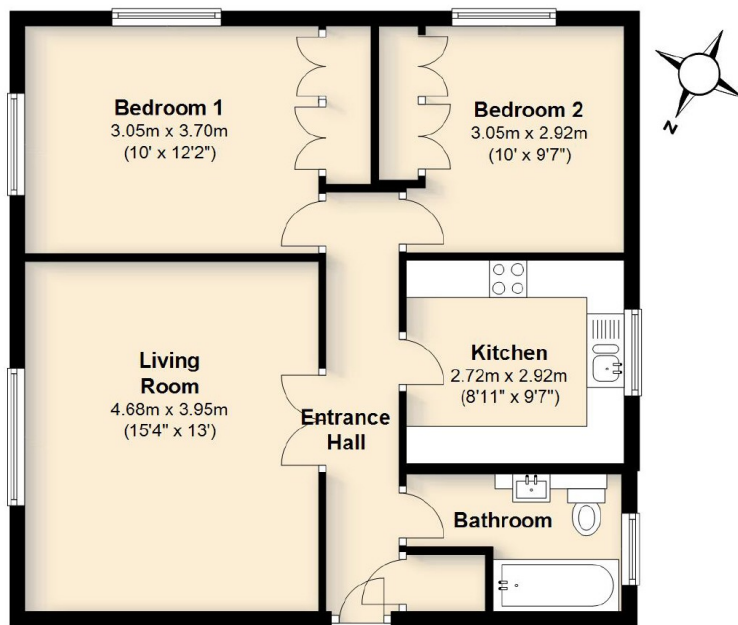
### Viewing Information

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



## Second Floor

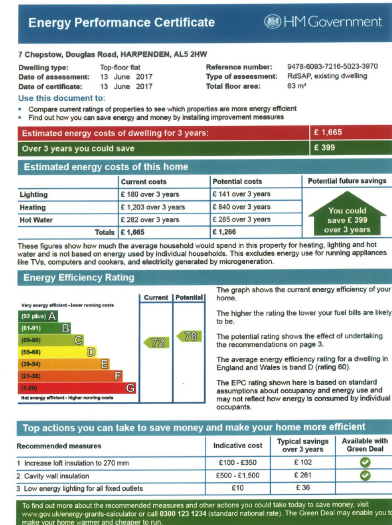
Approx. 62.1 sq. metres (668.0 sq. feet)



Total area: approx. 62.1 sq. metres (668.0 sq. feet)

Not to Scale. For identification purposes only.

Plan produced using PlanUp.



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