



**BRADFORD
& HOWLEY**

HARPENDEN | MARSHALSWICK | ST ALBANS

24 Walkers Court, 101 Southdown Road, Harpenden, AL5 1QL

£265,000

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A beautifully presented one bedroom first floor retirement apartment, offered to the market with NO UPPER CHAIN, situated in a highly sought after location close to Harpenden Common and local amenities.

Walkers Court is superbly managed with great facilities and delightful communal grounds. The accommodation comprises: hallway, living/dining room, kitchen, double bedroom, bathroom, useful built-in storage, a laundry room for residents and lift access to all floors.

Harpenden town centre with its vibrant high street and the mainline railway station are approximately one mile away. There is also a regular bus service with stops close by.



ACCOMMODATION

Entrance Hall

Access via front entrance door to the entrance hall, doors to all rooms, coving, built-in cupboard providing useful storage, wall-mounted entry phone system.

Living Room

17'6 x 14'7 (5.33m x 4.45m)

Double-glazed window to front, feature fireplace, coving, wall-mounted electric heater, door to:

Kitchen

7'2 x 5'8 (2.18m x 1.73m)

Double-glazed window to front, range of floor and wall-mounted units and drawers with worksurfaces over incorporating stainless steel sink unit with side drainer and mixer tap, part-tiled walls, fitted oven, hob and extractor, coving, integrated fridge, integrated freezer.

Bedroom

13'10 x 8'8 (4.22m x 2.64m)

Double-glazed window to front elevation, coving, built-in wardrobes.

Bathroom

Suite comprising panelled bath with wall-mounted shower over, wash-hand basin with cupboards below, low level WC, tiled walls, electric wall-mounted heater, extractor, coving, useful built-in cupboard with storage space.



Outside

Beautifully maintained communal gardens and residents parking.

PROPERTY INFORMATION

Council Tax Band: C

Tenure: Leasehold

Term of Lease: 125 Years from February 2006

Service Charge: £2,677.70 per annum for 2022

Ground Rent: £395 per annum for 2022

Viewing Information

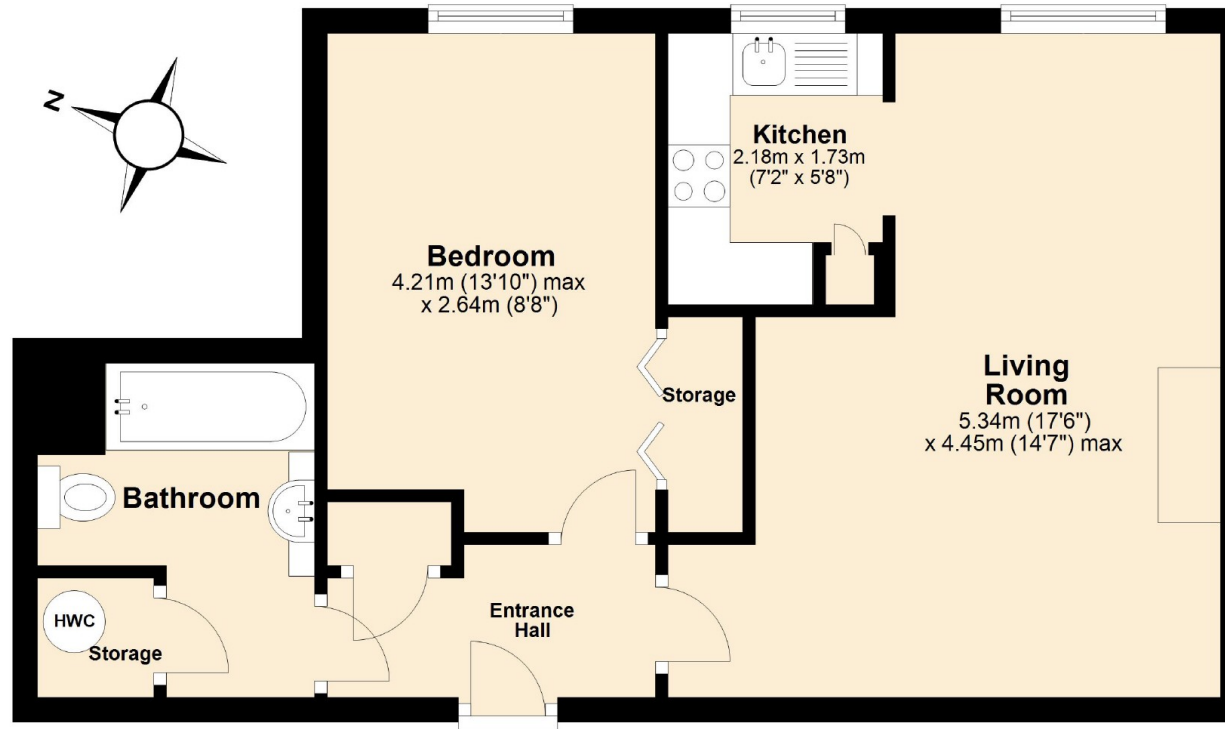
By appointment only through BRADFORD & HOWLEY, through whom all negotiations should be conducted.

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.

First Floor

Approx. 45.2 sq. metres (486.7 sq. feet)



Total area: approx. 45.2 sq. metres (486.7 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide.
The total square area does not include a garage.
Plan produced using PlanUp.

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