



Ground Floor

Approx. 59.9 sq. metres (644.3 sq. feet)



Total area: approx. 59.9 sq. metres (644.3 sq. feet)

(c) Putterills MMXXI

N.B. These plans are not to scale and are only intended as a guide.

Plan produced using PlanUp.

A rare opportunity to purchase a **TWO BEDROOM GROUND FLOOR MAISONETTE** with South facing patio, which forms part of this purpose built development of only sixteen properties, that was constructed in the early 1970's, surrounded by well-kept communal grounds and woodland.

This property is being offered with no upper chain and would make an ideal 'First Time' Purchase or 'Buy to Let' investment, it is located only a short walk from Southdown's excellent shop area, public houses, Grove Infant & Junior School and is only approximately a mile and a half from Harpenden's vibrant Town Centre and mainline station which provides access to London's St Pancras Station. The development is also well placed to take advantage of some of Hertfordshire's finest countryside walking areas.

Internal viewing is recommended and strictly by appointment only through Putterills on 01727 225858.

Features include:

** Replacement double glazed windows * Gas fired heating to radiators * Double aspect reception Room with access to South facing patio and Communal Garden * Modern fitted Kitchen and Bathroom suite * Two double Bedrooms * Garage and allocated parking space * Share of Freehold * No upper chain **



The Accommodation

Entrance Hall

Obscure glazed front door. Built-in double cloaks storage cupboard with cupboards above. Built-in linen cupboard. Coved cornices. Radiator. Doors to all rooms and arch to Kitchen.

Reception Room

15'11 max. x 13'11 (4.84m max. x 4.23m)

Double aspect room with replacement double glazed windows overlooking the South facing communal grounds and natural woodland to the side. Coved cornices. Television aerial point. Two radiators. Wall uplighters. Replacement double glazed door leading to South facing patio.

Kitchen

8'11 x 6'11 max. (2.71m x 2.1m max.)

Modern range of fitted wall and floor units with worktop surfaces. Stainless steel one and a half below sink unit with mixer tap. Zanussi ceramic hob with stainless steel splashback and matching cookerhood above and oven below. Plumbing for slimline dishwasher and washing machine. Space for fridge/freezer. Replacement double glazed windows to front overlooking extensive communal grounds. Wall mounted Worcester gas fired combination boiler. Tiled flooring.

Bedroom 1

11'4 x 11'11 (3.45m x 3.62m)

Replacement double glazed windows overlooking the South facing communal grounds. Coved cornices. Built-in wardrobe. Radiator.

Bedroom 2

12'1 x 8'8 (3.69m x 2.65m)

Double aspect room with replacement double glazed windows to front overlooking extensive communal grounds and natural woodland to the side. Coved cornices. Radiator.

Bathroom

Modern white suite comprising panelled bath with mixer tap, pop up waste and height adjustable shower unit. Pedestal wash hand basin with mixer tap and pop up waste. Low level WC. Part tiled walls. Obscure replacement double glazed windows to front. Chrome heated towel rail. Extractor fan.

Exterior

Communal Grounds

Extensive well-kept communal grounds to front and rear of this apartment.

Garage

16'2 x 8 (4.94m x 2.45m)

Located in nearby block, with up and over door. There is also an allocated parking space opposite the garage.

Tenure

There is a lease of 999 year lease from 24th June, 1972, with a 16th share of Grove Road Management (Harpenden) Ltd. which owns the Freehold of the development.

Service Charge

£1,284.72 per annum inclusive of Buildings Insurance for 2020 - 2021.

Energy Performance Certificate

Band: C

Council Tax

St Albans City & District Council - Council Tax Band C







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Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist the smooth progression of the sale.