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Bloomfield Road, Harpenden, Hertfordshire, AL5 4DE

Guide Price £575,000

Leasehold

**Frost's**



Offered for sale with no onward chain is this truly stunning two bedroom apartment, situated on the ground floor of this exceptional new development on Bloomfield Road, just over a mile from Harpenden town centre and mainline railway station.

Reed Place is an exclusive gated new build development of just 14 stunning 1, 2 and 3 bedroom apartments all presented to an exacting standard by renowned developer Bridgewater Homes. The apartments are equipped with high end features, including Porcelanosa kitchen cabinets and flooring, Siemens appliances, Italian designed Fortessa Ironmongery, hardwood factory finished windows and doors and underfloor heating throughout. Outside the building, properties benefit from gated access to the car park with each unit having its own electric vehicle charger.

Number 8 Reed Place is a two double bedroom apartment with open plan kitchen/living room, family bathroom and en suite shower room to the larger bedroom.

Lease length – 999 years

Service charge – approximately £1100-£1300

Ground rent – zero

#### Agent Note

Please note; the internal pictures are of the show apartment and number 8 will be finished to the same standard.







## Features

### KITCHEN

- Worktops white Krypton
- Kitchen cabinets by Porcelanosa
- Siemens appliances
- Clearwater Salsa sink with Noken tap
- Oven and combi oven microwave to all apartments (plots 12, 13 and 14 have single combination oven microwave)

### FLOORING

- Luxury Porcelanosa Kingdom flooring to hallway and kitchen/diner
- Tiles to wet room floors
- Carpet to bedrooms

### BATHROOM AND EN-SUITE

- Tiling to be splashback and feature wall to cloakroom
- Walls half tiled. Fully tiled to shower area
- Floor tiling to wet rooms
- Mirrors are backlit demista

### ELECTRICAL AND MECHANICAL

- Sockets and switches to be white
- Heating and hot water via efficient MVHR
- Electric underfloor heating throughout
- Electric thermostatic towel rails to wet rooms

### GENERAL

- Bespoke timber main entrance doors from Turmacher
- Internal doors to be Walnut Nova from Pm Mendes
- High quality Italian designed Fortessa ironmongery
- Windows and doors are factory finished hardwood
- Skirting and architrave painted MDF in white
- French polished stairs with walnut type handrails
- Lift

### EXTERNAL

- Video entry to main entrance
- Audio entry to car park entrance
- Gated access to the drive/car park with bell entry
- Entrance ramp fitted with heating elements to avoid ice in winter
- Each plot will have an EV charger







*Offered for sale with no onward chain.*







EVC - Electric Vehicle Charging

Basement Floor

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These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested.

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