



Roundwood Lane, Harpenden, Hertfordshire, AL5 3RA

Guide Price £150,000

Leasehold

Frost's

Found within this well managed development specifically designed for the over 60s, is this immaculately presented one bedroom apartment.

The apartments has lift access and this property enjoys views across the well maintained communal gardens from the bright and spacious living room. Further benefits include a modern fitted kitchen, bathroom and double bedroom. Homedell House has an on-site House Manager Monday to Friday and direct access to Careline from every apartment.

Homedell House is situated on Roundwood Lane, a level walk of approximately 1 mile from Harpenden town centre and mainline railway station.

Energy Rating B
Council Tax Band C
Leasehold

- One bedroom apartment
- Over 60s development
- Bright and spacious living room
- Modern fitted kitchen
- Lift access
- Well maintained communal gardens

Lease Details

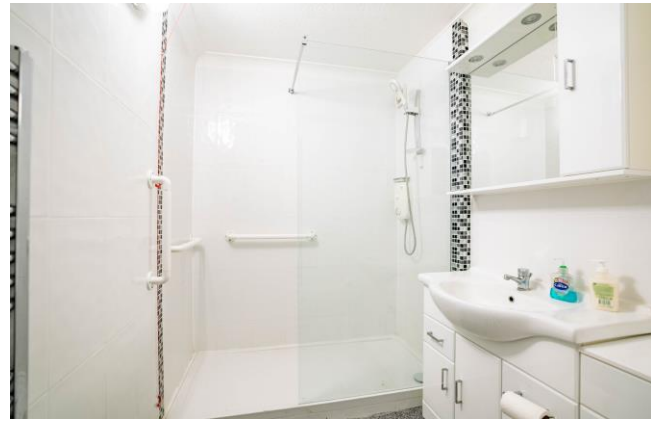
Lease Length: 99 years from September 1986

Service & Maintenance Charge: £1979 P/A

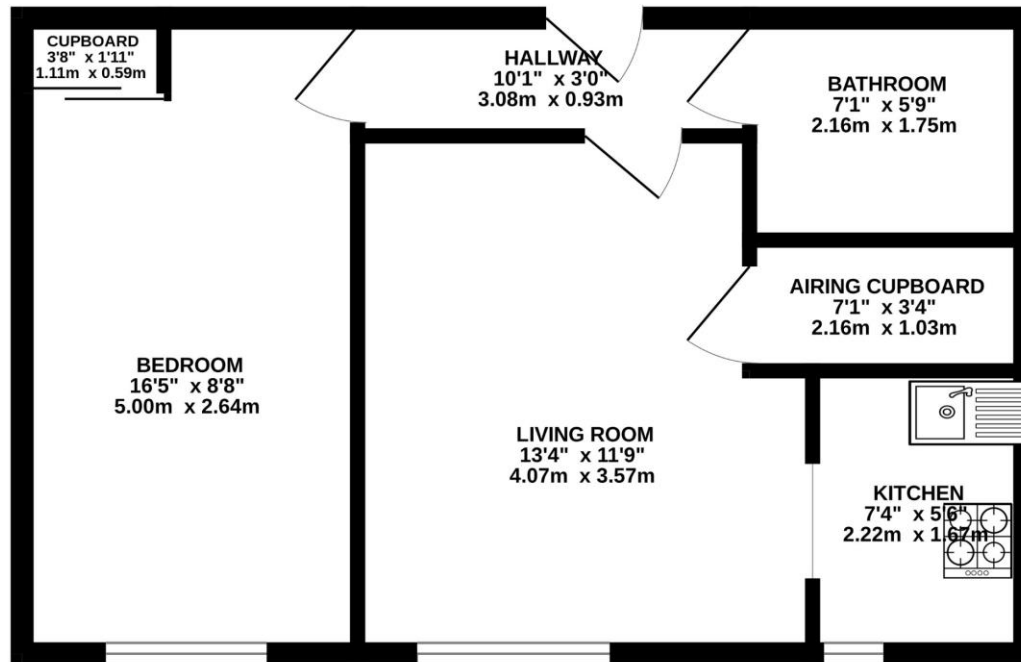
Ground Rent: £450 P/A

Please Note – the details provided relating to the lease including have been supplied by the vendor therefore, Frost's take no responsibility for the accuracy of the information provided as we have not seen a copy of the original lease.





*Immaculately presented one
bedroom apartment*



TOTAL FLOOR AREA : 424 sq.ft. (39.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Harpenden

01582 768666

harpenden@frosts.co.uk

6A Leyton Road, Harpenden, AL5 2TL

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Frost's Estate Agents.

To conform with the Money Laundering Regulations 2019, we are required to confirm the identity of all clients. We use the services of Lifetime Legal Ltd who will contact you directly at an agreed time to do this. There is a nominal charge of £36 including VAT per transaction payable direct to Lifetime Legal. We are unable to commence marketing before checks are complete.

