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Southdown Road, Harpenden, Hertfordshire, AL5 1QL

Guide Price £235,000

Leasehold

**Frost's**

This one bedroom apartment for the over 55's is situated on the ground floor of this popular development, which is close to the shops of Southdown.

On site there is a House Manager from Monday to Friday and a care line pendant offering additional peace of mind wherever you are within the development. The site is specifically designed to make life easier for its residents with the benefit of a lift to all floors, residents lounge, communal laundry and regular optional activities. This apartment has a large lounge, separate kitchen, shower room and ample storage throughout.

Walkers Court is situated to the south of Harpenden, approximately one mile from Harpenden Town centre and mainline station with a bus stop within easy reach. There is a selection of local shops nearby including a supermarket, butchers and a bakery.

Energy Rating C  
Council Tax Band C  
Leasehold

- One Bedroom
- Over 55s Accommodation
- House Manager and Lift to All Floors
- Residents Lounge
- Communal Laundry
- Large Lounge and Separate Kitchen
- Shower Room and Ample Storage

#### Lease Details

Lease Length: 125 years from 1 February 2006

Service & Maintenance Charge: Approx. £3152 P/A payable half yearly

Ground Rent: Approx. £395 P/A payable half yearly

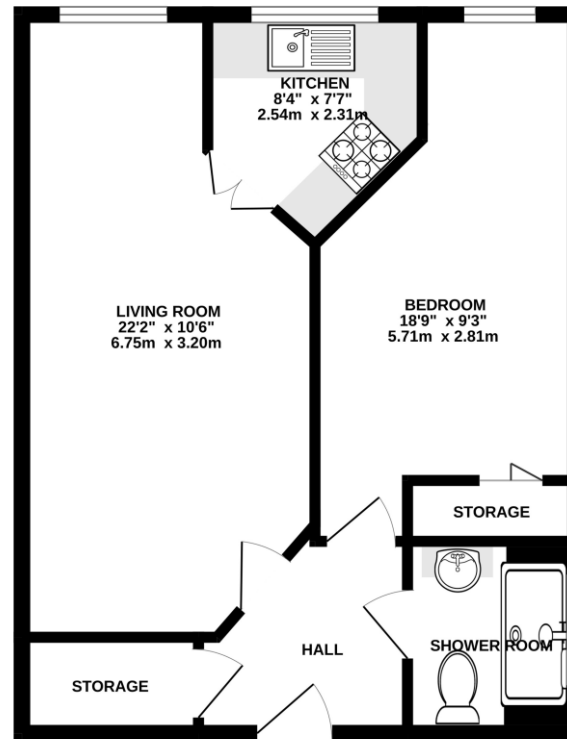
Please Note – the details provided relating to the lease including have been supplied by the vendor therefore, Frost's take no responsibility for the accuracy of the information provided as we have not seen a copy of the original lease.





*A one bedroom apartment for the over 55's is situated on the ground floor.*

GROUND FLOOR  
497 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA : 497 sq.ft. (46.1 sq.m.) approx.  
While 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

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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. 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 £60 including VAT per transaction payable direct to Lifetime Legal. We are unable to commence marketing before checks are complete.

