



Townsend Lane, Harpenden, Hertfordshire, AL5 2FE

£300,000

Leasehold

Frost's

Offered for sale with no onward chain is this beautifully presented studio apartment situated in the centre of Harpenden in the highly sought after Gleneagle Manor.

Accessed via a secure entry phone system, this property is found on the second floor, with the accommodation comprising an open plan kitchen/living space with a separate bedroom area and modern bathroom. The development sits within beautifully landscaped communal gardens and further benefits from a private parking space.

Gleneagle Manor is situated in Harpenden town centre a short walk from the High Street and mainline railway station.

Energy Rating C
Council Tax Band C
Leasehold

- Studio Apartment
- No Onward Chain
- Second Floor
- Open Plan Kitchen/Living Space
- Separate Bedroom Area
- Modern Bathroom
- Beautiful Landscaped Communal Gardens
- Private Parking Space
- Approx. 4.4% yield

Lease Details

Lease Length: 125 years from and Inc 28 April 2016

Service & Maintenance Charge: Approx. £240 per quarter

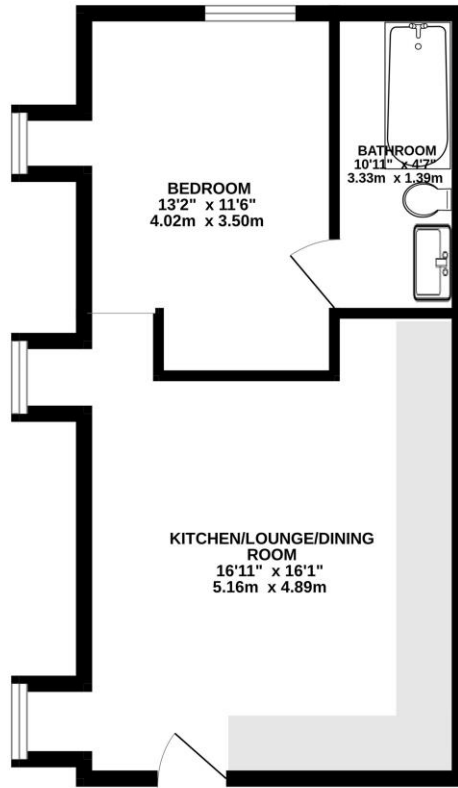
Ground Rent: N/A

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.





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TOTAL FLOOR AREA: 399 sq.ft. (37.1 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

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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.

