



Flat 3, 110 Verulam House, Luton Road, Harpenden, AL5 3DU  
Asking Price £310,000

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NO UPPER CHAIN! A beautifully presented one bedroom first floor apartment. The property benefits from contemporary fixtures and fittings, allocated parking and hard-wired Sonos music system.

Accommodation comprises of entrance hall with built in storage / utility cupboard, spacious open plan kitchen with integrated appliances / living/dining room, master bedroom with built in wardrobes and shower room.

This must-see property is ideally situated for immediate access to a wide range of amenities, public transport and links as well as being within walking distance of the Town Centre and Harpenden Sation providing access to London St Pancras Station.

Leasehold Tenure with 116 years remaining.  
Ground Rent per annum £250.00.  
Service Charges approx. £1600.00 per annum.  
EPC B.

- NO UPPER CHAIN
- ONE BEDROOM APARTMENT
- ENTRY PHONE ACCESS
- LONG LEASE
- ALLOCATED PARKING
- WALK TO STATION AND TOWN CENTRE

**Entrance Hall with built in stoage / utility cupbo**

**Open plan Kitchen / Living / Dining Room**

**Double Bedroom with built in storage**

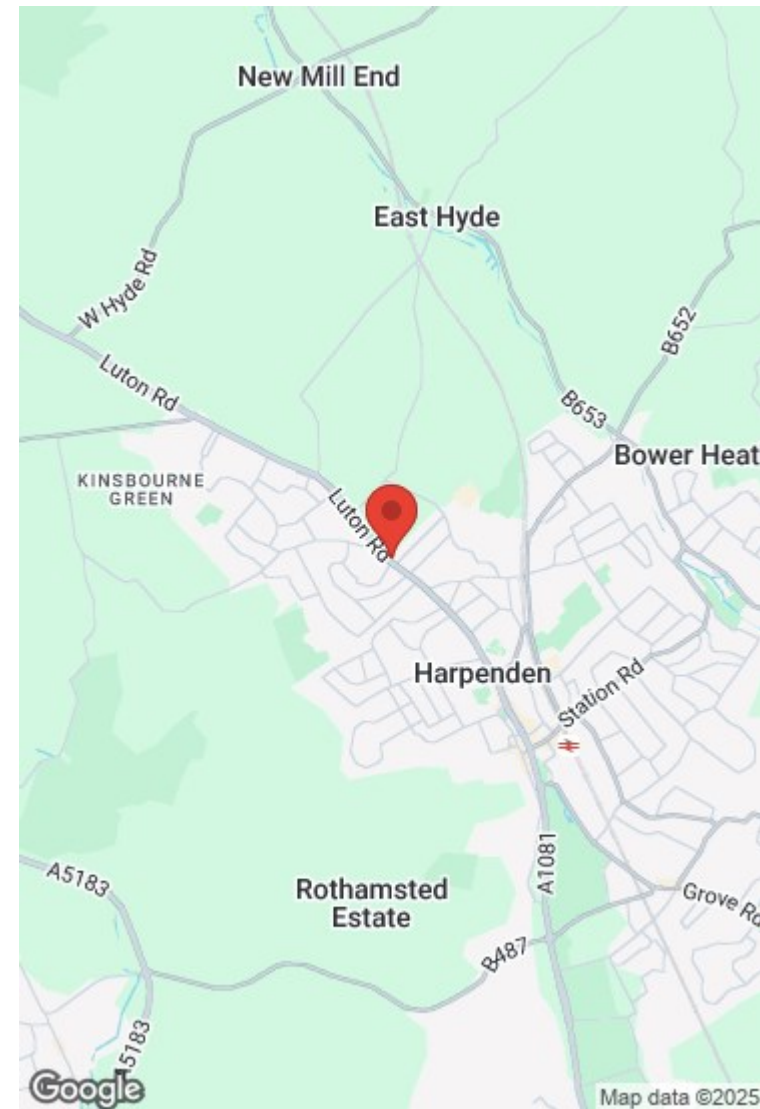
**Shower Room**





Total area: approx. 42.2 sq. metres (454.6 sq. feet)

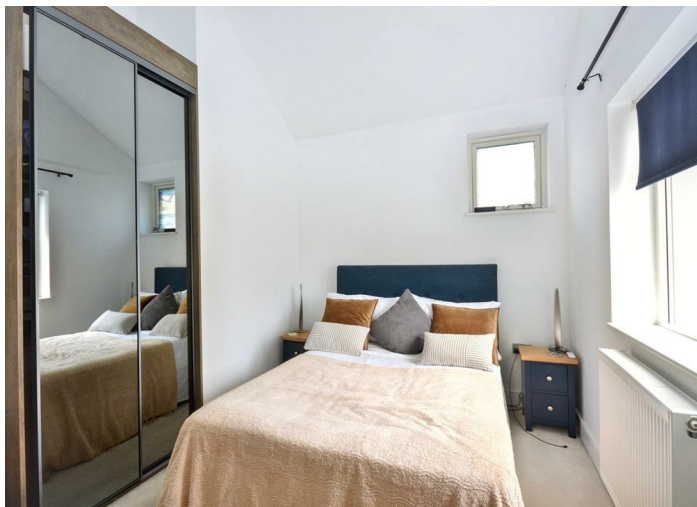
Plan for illustrative purposes only, measurements not to be relied on. Always take your own measurements. © epcplan@icloud.com  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	





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