



Bright and spacious second floor apartment in prime central location.

12 Coleridge Court, Milton Road, Harpenden, Hertfordshire, AL55LD

Leasehold



Over 1,000 sqft of living space • South westerly facing balcony • Lift and stair access • Three bedrooms • Garage • Lovely mature gardens • No upper chain

Local Information

Approx. Mileages: Harpenden mainline station - 0.1 miles, Harpenden High Street - 0.2 miles, St Albans - 5.6 miles, M1 junction 9 - 4.5 miles, London Luton Airport - 6.1 miles.

Coleridge Court is ideally situated for the commuter or downsizer, being less than approximately 0.1 of a mile from Harpenden's mainline railway station, which provides a fast and frequent service into St Pancras International from 22 minutes.

The property is also approximately 0.2 miles from the vibrant high street with its many boutiques, shops, banks, restaurants and supermarkets.

About this property

This is a bright and spacious second floor apartment situated in the desirable Coleridge Court development. with over 1,000 sqft of living space, this lovely apartment is ideal for the 'downsizer' or a professional person who needs space to work from home as the third bedroom makes for a great home office.

The accommodation comprises a great open plan sitting/dining room, a nicely fitted kitchen, three great bedrooms, bathroom and separate WC. Off the sitting room is a good sized balcony, which enjoys views over the lovely

communal gardens and boasts a sunny south westerly aspect.

A lift provides convenient access to the second floor and the apartment comes with its own garage set within a separate block.

Full details of lease available upon request.

Tenure

Leasehold

Local Authority

St Albans District Council

Energy Performance

EPC Rating = D

Viewing

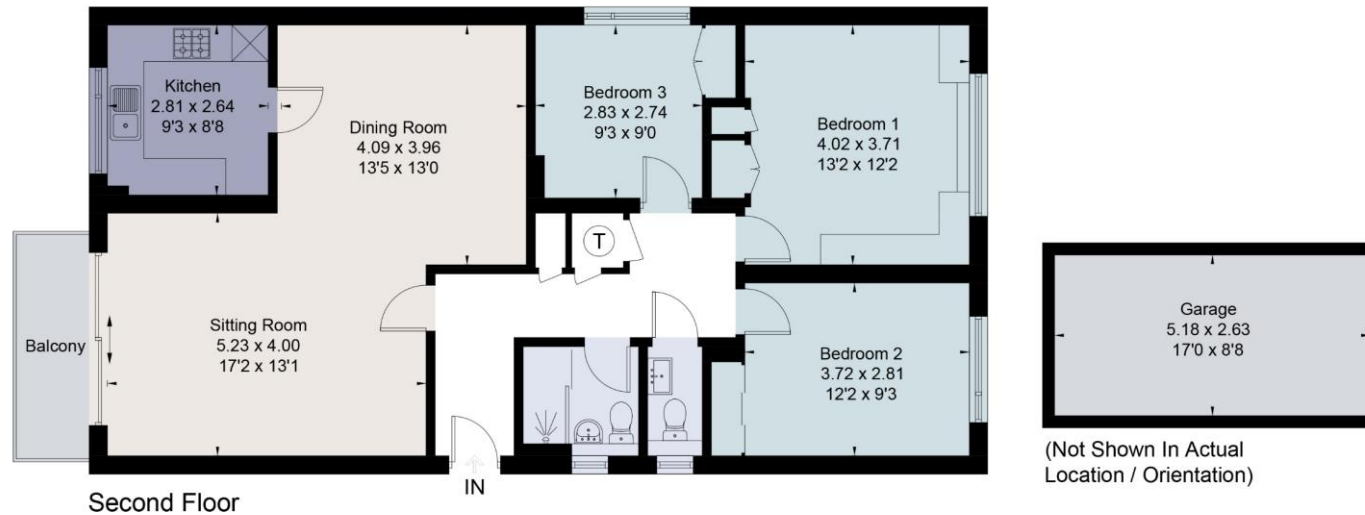
All viewings will be accompanied and are strictly by prior arrangement through Savills Harpenden Office.

Telephone: 01582 465 000.





Approximate Area = 101.2 sq m / 1089 sq ft
Garage = 13.6 sq m / 146 sq ft
Total = 114.8 sq m / 1235 sq ft
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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