

Connells

Cravells Court Cravells Road Harpenden

Cravells Court Cravells Road
Harpenden AL5 1BB

for sale offers in excess of
£170,000







Property Description

This attractive and well-presented studio apartment offers an excellent opportunity for first-time buyers, investors, or those seeking a convenient pied-à-terre in a highly regarded Harpenden location.

Situated within the popular Southdown area, the property enjoys easy access to a wide range of local shops, amenities, and transport links, while also being within close proximity of the beautiful Harpenden Common and Harpenden Golf Club. The accommodation provides bright and spacious living space with ample room for both living and sleeping areas, creating a comfortable and versatile home.

Further benefits include a garage, an allocated parking space, and the advantage of vacant possession, allowing for a straightforward and hassle-free move.

Combining convenience, outdoor recreation, and excellent local amenities, this studio apartment represents a fantastic opportunity to secure a home in one of Harpenden's most sought-after locations.

This property is a share of freehold.

Agents Note

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



















Second Floor

Total floor area 35.2 m² (379 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01582 760 131
E harpenden@connells.co.uk

50 High Street
HARPENDEN AL5 2SU

EPC Rating: F

Council Tax Band: D

Service Charge: 1690.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/HPN307277

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1964. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.