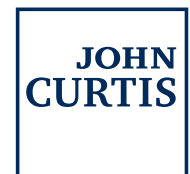




6 Park Lodge, Harpenden, Herts AL5 2BX

www.johncurtis.co.uk
Valuers, Estate & Lettings Agents



6 Park Lodge Harpenden, Herts

A superb first floor luxury apartment forming part of this exclusive development located in the heart of 'The Avenues' within a short walk of the town centre.

Park Lodge is a sought after development built to a high specification in 2006 by highly reputable developers Oakbridge Homes, incorporating secure basement parking and beautifully landscaped gardens to the rear. The apartment enjoys spacious and well planned accommodation, including under floor heating, lift to all floors, luxury fitted kitchen with built in appliances and granite work surfaces and sumptuous bathroom suites and entryphone system.

The centre of Harpenden offers an excellent choice of shops and a good selection of bars, fine restaurants and cafes. Sports facilities are well catered for including golf courses, sports centre and pool and Rothamsted Park which is within walking distance. Harpenden also benefits from a fast Thameslink train service into London St Pancras International,

Price guide £1,000,000



Communal Entrance Hall

Stairs and lift up to:

FIRST FLOOR

Landing

Door to:

Entrance Hall

Corniced ceiling. Downlighters. Two storage cupboards, one a large walk-in coats cupboard with hanging rail and shelving and one with shelving.

Shower Room

Large corner shower cubicle with power shower. Wash basin built into an attractive vanity unit with cupboards below. WC. Bidet. Fully tiled walls and floor. Downlighters. Extractor. Heated chrome towel rail.

Living Room 16'4 x 13'6 (4.98m x 4.11m)

Double glazed window to front. Corniced ceiling. Attractive fireplace with living flame coal effect gas fire. TV point. Wall light points.

Dining Room 18'10 x 12'4 (5.74m x 3.76m)

Double glazed window to front. Corniced ceiling. Downlighters. Double doors into Kitchen/Breakfast Room.

Kitchen/Breakfast Room 17'2 x 11'9 (5.23m x 3.58m)

Excellent range of base and wall mounted fitted units with ample granite work surfaces. Five burner gas hob with double oven below and extractor hood above. Integrated dishwasher. Integrated fridge freezer. Integrated washer dryer. One and a half bowl sink. Large area for breakfast table and chairs. Downlighters. Cornicing. Double glazed window overlooking the rear garden.

Bedroom One 14'8 x 10'11 inc. wardrobes (4.47m x 3.33m inc. wardrobes)

Double glazed window overlooking the rear garden. Coved ceiling. Downlighters. Fitted wardrobes with mirrored sliding doors.

En Suite Bathroom

White panelled bath with hot and cold chrome mixer taps and shower attachment. Wash basin built into vanity unit. Low level WC. Large shower cubicle with fitted shower. Fully tiled walls and floor. Downlighters. Heated chrome towel rail.

Bedroom Two 12'4 x 11'4 inc. wardrobes (3.76m x 3.45m inc. wardrobes)

Double glazed window to front. Coved ceiling. Downlighters. Extractor. Fitted wardrobes with sliding mirrored doors.

Bedroom Three/Study 9'8 x 7'9 (2.95m x 2.36m)

Double glazed window to rear. Coved ceiling.

OUTSIDE

Communal Gardens

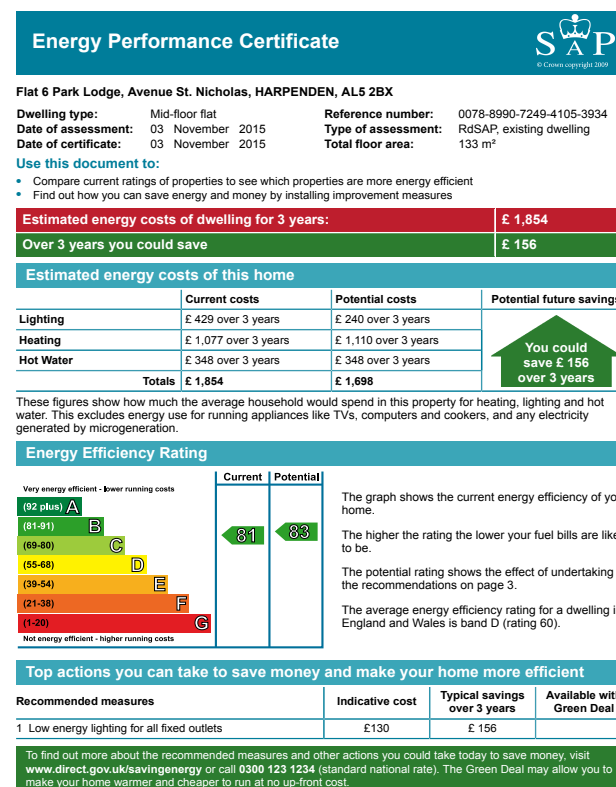
Professionally landscaped and beautifully maintained private gardens. Lawn area and seating area.

Underground Parking

Parking for two vehicles. Light, power and water. Supply secure and private storage facility.

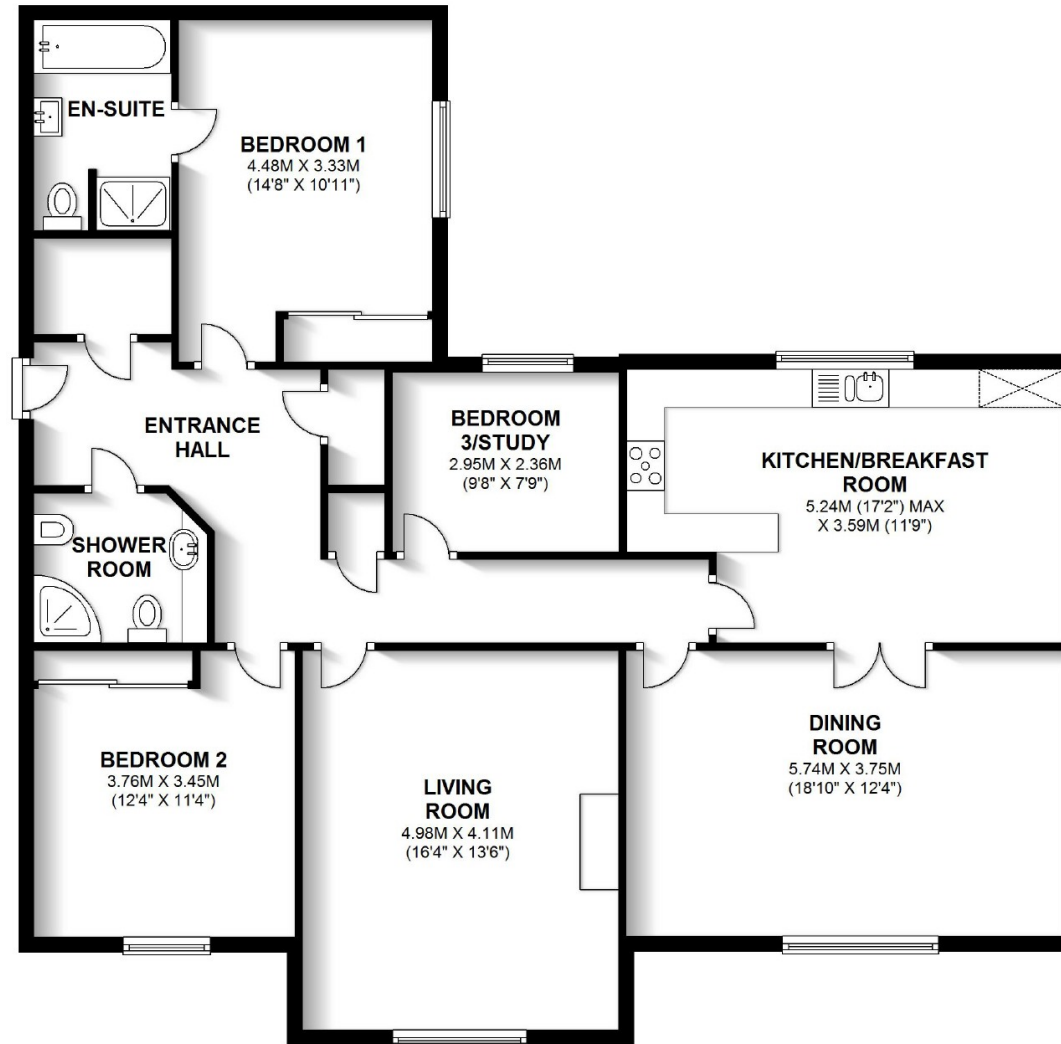
TENURE

Leasehold- Share of Freehold. Service charge approx. £2000.



FIRST FLOOR

APPROX. 129.3 SQ. METRES (1391.6 SQ. FEET)



TOTAL AREA: APPROX. 129.3 SQ. METRES (1391.6 SQ. FEET)

Sketch layout only. This plan is not drawn to scale and is for identification purposes only.
Plan produced using PlanUp.

All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to clarify the information for you, especially if you are contemplating travelling to view the property.

Viewing strictly by appointment through John Curtis
Call us on 01582 764471 for free valuations and advice
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