

6 Park Lodge, Harpenden, Herts AL5 2BX

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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.



Energy Performance Certificate



Flat 6 Park Lodge, Avenue St. Nicholas, HARPENDEN, AL5 2BX

Dwelling type:	Mid-floor flat		Reference number:	0078-8990-7249-4105-3934
Date of assessment:	03 November	2015	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	03 November	2015	Total floor area:	133 m²

Use this document to

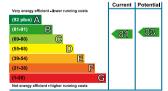
Compare current ratings of properties to see which properties are more energy efficient

Find out how you can save energy and money by installing improvement measures

Estimated energ	£ 1,854 £ 156		
Over 3 years you			
Estimated ene	ergy costs of this home		
	Current costs	Potential costs	Potential future savings
Lighting	£ 429 over 3 years	£ 240 over 3 years	
Heating	£ 1,077 over 3 years	£ 1,110 over 3 years	You could
Hot Water	£ 348 over 3 years	£ 348 over 3 years	save £ 156

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

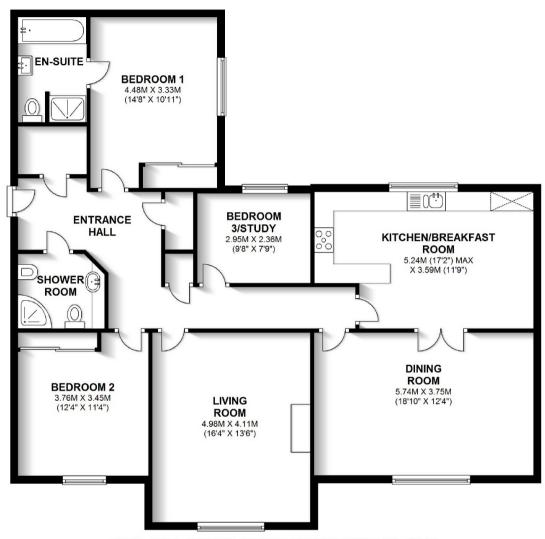
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient Recommended measures Indicative cost Typical savings over 3 years 1 Low energy lighting for all fixed outlets £130 £156

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you make your home warmer and cheaper to run at no up-front ocst.

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 Visit us at 36 High Street, Harpenden, Herts AL5 2sx Email enquiries@johncurtis.co.uk