



**1 bed flat to buy in HA1**

Harrow View, Harrow, HA1 4GP

**£240,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

On Street parking

**Property features**

- ✓ One Bedroom New Build
- ✓ Integrated Appliances
- ✓ Chain Free Sale
- ✓ Exceptional Finish
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: B
- ✓ Heating supply: Community Scheme
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

Lawrence Rand are pleased to present this beautifully designed one-bedroom apartment, set on the second floor of this popular modern development. The property offers a bright and spacious open-plan kitchen/living area with integrated appliances and direct access to a generous balcony — perfect for enjoying natural light throughout the day.

The bedroom and bathroom are both well-proportioned, and the flat benefits from excellent built-in storage as well as underfloor heating throughout, adding to the overall comfort and lifestyle appeal.

Residents also enjoy outstanding on-site amenities including a gym, café, restaurant and supermarket, providing exceptional convenience right on your doorstep.

Presented with care by Lawrence Rand—helping you find the place you'll love to call home.

### Additional Information

Council Tax band: C

Tenure: Leasehold, 990 years remaining

Service Charge £2134.19pa, Ground Rent £330pa

EPC Energy Efficiency Rating: B

### Suppliers

Electricity supply: Mains, Water supply: Mains water, Sewerage: Mains

Heating: Gas central heating

Broadband & mobile coverage

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

EPC Rating: B

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 990

Annual Ground Rent Amount: £330.00

Annual Service Charge Amount: £2,134.00

Price: Starting Bid £240,000

Property Type: Flat

Parking: On Street

Year built: 2020

Construction materials: Brick and block

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Community Scheme

Electric: National Grid

Water: Direct mains water

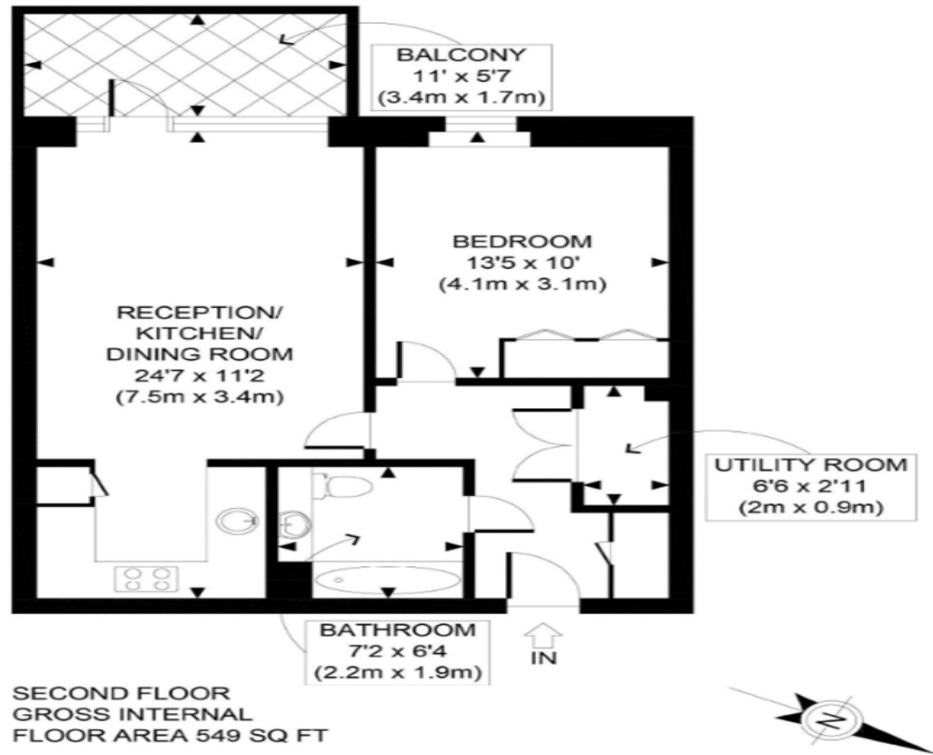
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



**APPROX. GROSS INTERNAL FLOOR AREA 549 SQ FT / 51 SQM**

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

**Cadmium Apts**

date 03/10/24

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	85	85
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Harrow View, Harrow, HA1 4GP

Contact your local branch today for more information on this property:

**Peters House 45-49 Victoria Street , St Albans, St Albans, AL1 3WZ , <https://britishhomesellers.co.uk/>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



<https://britishhomesellers.co.uk/> -