



**8 Copper Beeches, Milton Road, Harpenden, AL5 5LW**  
**Asking Price £395,000**

**No onward chain**

**space**  
estates.com



**NO UPPER CHAIN!** This spacious two-bedroom apartment is situated in a highly desirable central location. Copper Beeches is situated in the heart of the Milton Road area, within walking distance of both Harpenden Town Centre and Train Station.

The property benefits from well proportioned accommodation, living room with balcony, garage and separate allocated parking.

The external communal space provides visitor parking and a well maintained garden.

An ideal purchase for first time buyers or investors.

Leasehold - Share of Freehold Tenure.  
Ground Rent £0 per annum.  
Service Charge £1,800 per annum.  
Lease of 999 years from 1982.  
Council Tax band D.



- NO UPPER CHAIN
- GARAGE AND ALLOCATED PARKING SPACE
- COMMUNAL GARDEN

- TWO DOUBLE BEDROOM APARTMENT
- WALK TO STATION AND TOWN CENTRE
- LONG LEASE LENGTH

#### Entrance Hall

#### Living Room

15'1" x 11'11"

#### Kitchen

10'0" x 10'1"

#### Master Bedroom with built in storage

9'1" x 14'0"

#### Second Double Bedroom

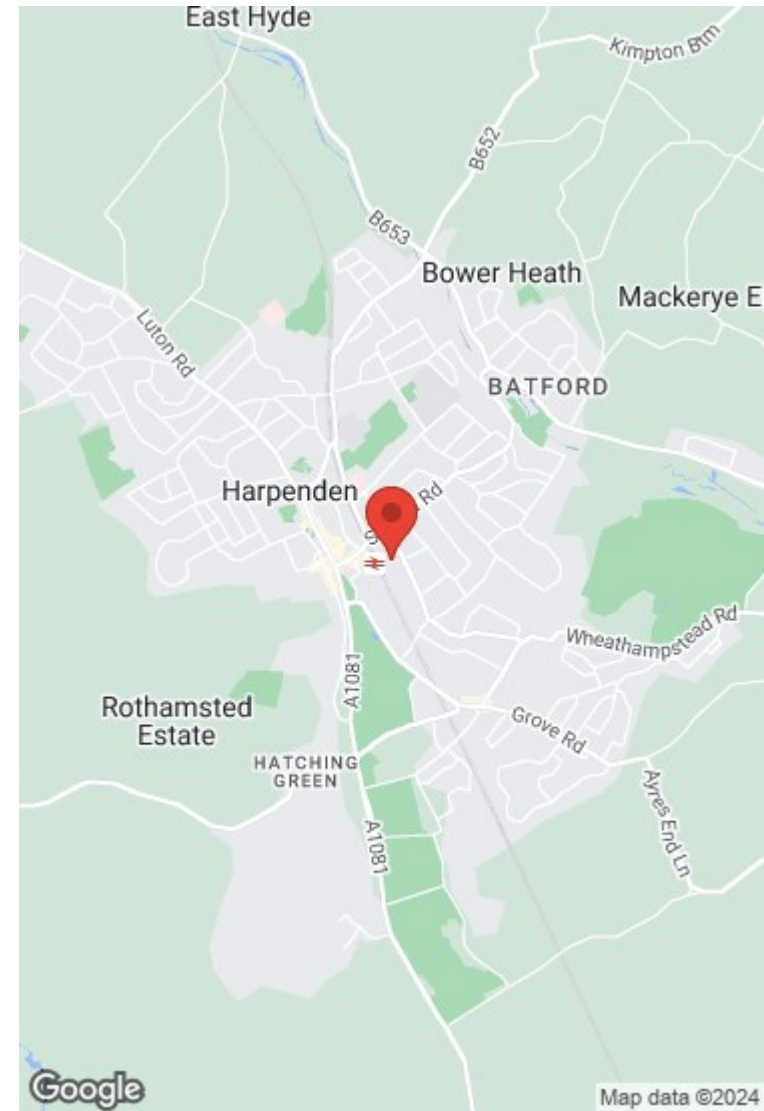
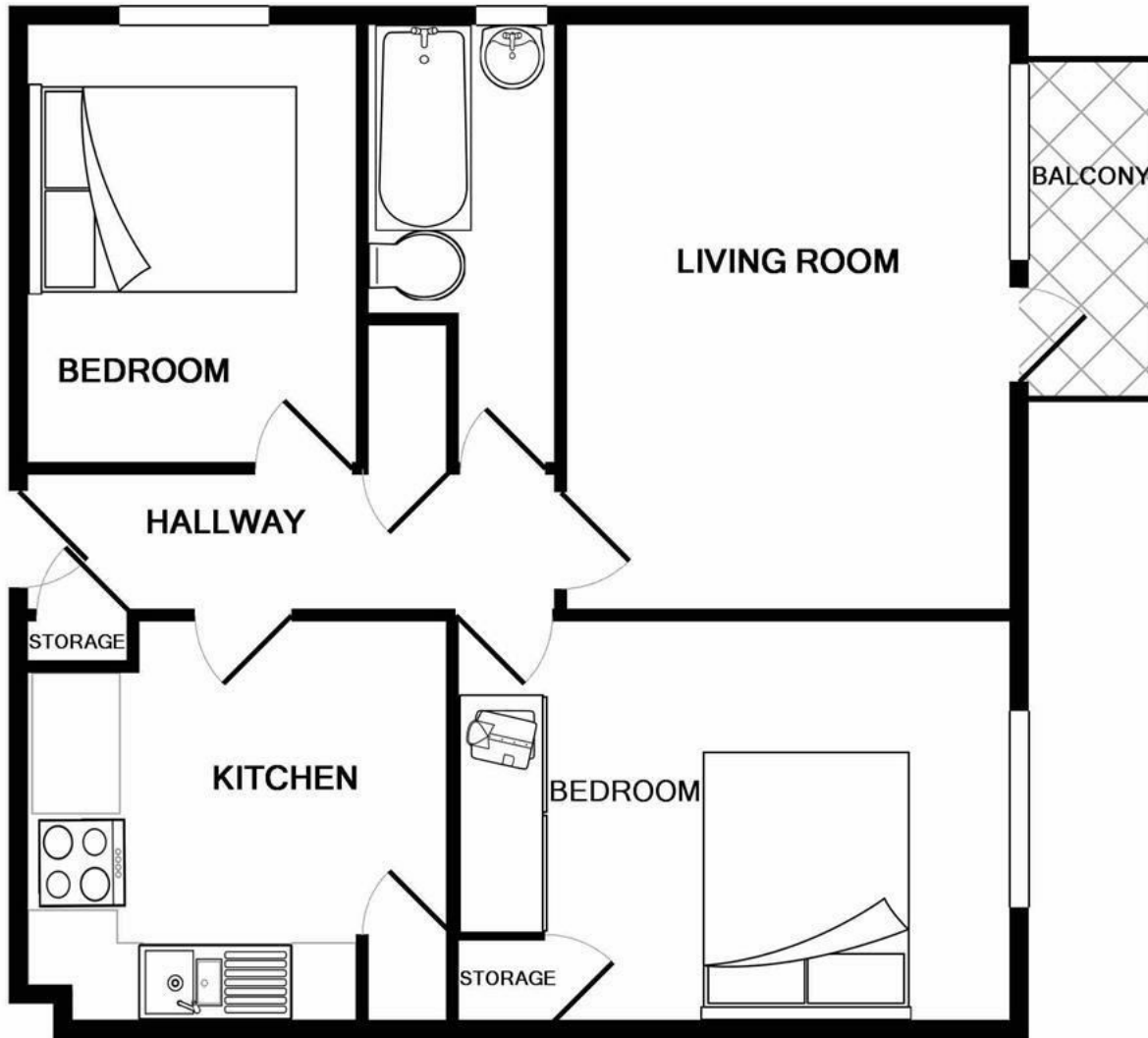
6'1" x 11'1"

#### Bathroom

11'1" x 4'11"

#### Garage





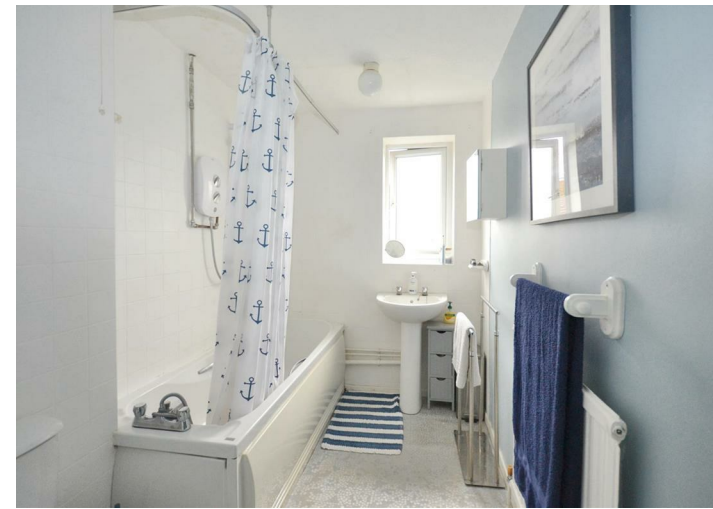
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(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>			
Not energy efficient - higher running costs			
		71	76
	EU Directive 2002/91/EC		
<b>England &amp; Wales</b>			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
	EU Directive 2002/91/EC		
<b>England &amp; Wales</b>			





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 company's employment has the authority to make or give any representation or warranty in respect of the property.

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