



2 Signature House

Vaughan Road, Harpenden,
AL5 4EL

Guide Price £340,000

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****Third of the development now reserved****

Signature House was built in the 1980's by a local building firm and is located just off the High Street, a very short walk to Harpenden railway station, local shops, popular restaurants and plentiful amenities.

This unique building has created an exclusive collection of 6 high-quality apartments, using local tradesman, suppliers and specialists. Situated over three floors, the development consists of one 1 bedroom apartment and five 2 bedroom apartments, all with private off-street parking and indoor secured cycle storage.

Apartment 2 has one bedroom and one bathroom. All apartments have been finished to the highest specification to include, Amtico flooring to common areas, carpet and premium underlay to all bedrooms, porcelain tile floors to all bathrooms, vertical boarded timber doors and brushed ironmongery. Recessed LED downlights to primary rooms, video door entry system, communal bike storage, parking with shared EV charging, 10-year Advantage Warranty. All apartments will have a share of the freehold with a service charge of approximately £2,000-£2,500 per annum.

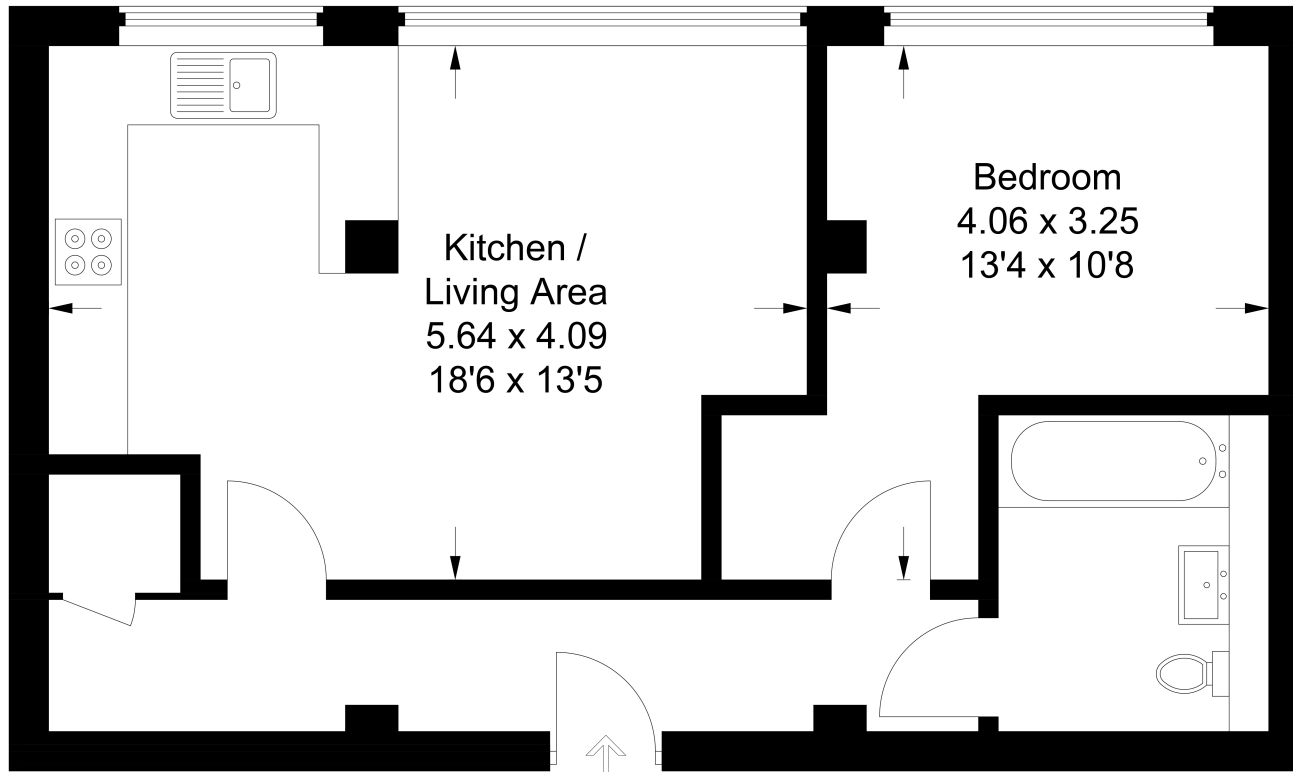
Harpenden is a small, picturesque town in popular Hertfordshire, well positioned north of St. Albans, south of Luton, with excellent connectivity options to the M1 and M25 motorways, plus London Luton Airport just 6-miles away. The Harpenden railway station serves Luton Airport Parkway and London St Pancras International in under 30-minutes, creating the perfect commuter hotspot. Harpenden has always felt like a village, and its historic town centre retains a beautiful character full of unique shopping and hospitality services which create a welcoming and desirable family environment. Harpenden's popularity grows year on year, and was named by The Telegraph as Britain's Most Desirable Town in 2023.

- Exclusive development of 6 apartments
- One and two bedroom apartments
- Finished to the highest specification
- Private parking with shared EV charging
- Communal bike storage
- 10 year Advantage warranty
- Located in the popular town of Harpenden
- Share of freehold





Approximate Gross Internal Area = 48.2 sq m / 519 sq ft



Ground Floor

IN

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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