



SIGNATURE HOUSE

# Signature House

Vaughan Road, Harpenden,  
Hertfordshire, AL5 4EL  
Guide Price £460,000

country  
properties

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 1 has two bedrooms and two bathrooms. 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 approximately £2,000-£2,500 per annum.

\*Please note images are for illustrative purposes only

Floorplans are for illustrative purposes only and are subject to a plus/minus circa 100mm tolerance

\*EPC is a predicted EPC

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 center 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.

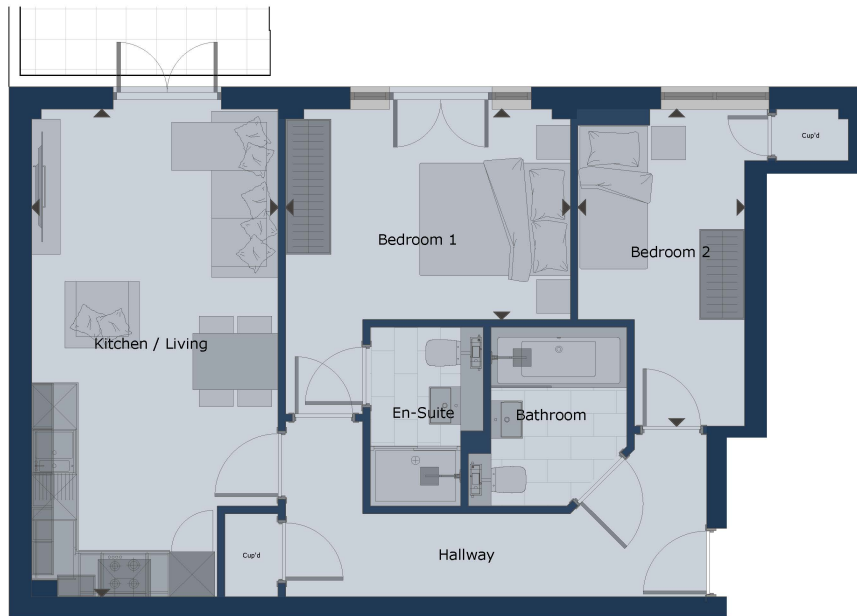
- Exclusive development of 6 apartments
- One and two bedrooms apartments
- Finished to the highest specification
- Private parking with shared EV charging
- Communal bike storage
- 10 year Advantage warranty
- Located in the popular town of Harpenden
- Share of freehold





# Apartment 1

Ground Floor – 2 Bedroom



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<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		
<b>England, Scotland &amp; Wales</b>	81	81
	EU Directive 2002/91/EC	

Signature House,  
Harpenden



Living / Dining / Kitchen	6.40m x 3.20m	20'11" x 10'6"
Bedroom 1	3.77m x 2.78m	12'4" x 9'2"
Bedroom 2	2.06m x 4.10m	6'9" x 13'5"
Gross Internal Area	61.7 sq m	664.1 sq ft

**M SPINDLER**  
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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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