

**Aysgarth Close
Harpenden
AL5 5UG**

 **2 Bedrooms**

 **1 Bath/Shower Room**

 **1 Reception Room**

 **Street Parking**

 **Communal Grounds**

 **EPC Band C**

Council Tax
Band: B £1,821.99 April 25/March 26
St Albans District Council
Lease 91 years remaining. Ground Rer
£10 pa. Service £120.60 monthly
Agents Note: In accordance with the
Estate Agents Act 1979, this property
owned by family members of an
employee of Ashtons.

Guide Price
£275,000 Leasehold

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A beautifully presented top-floor apartment with two bedrooms and an open plan living/kitchen.

Description

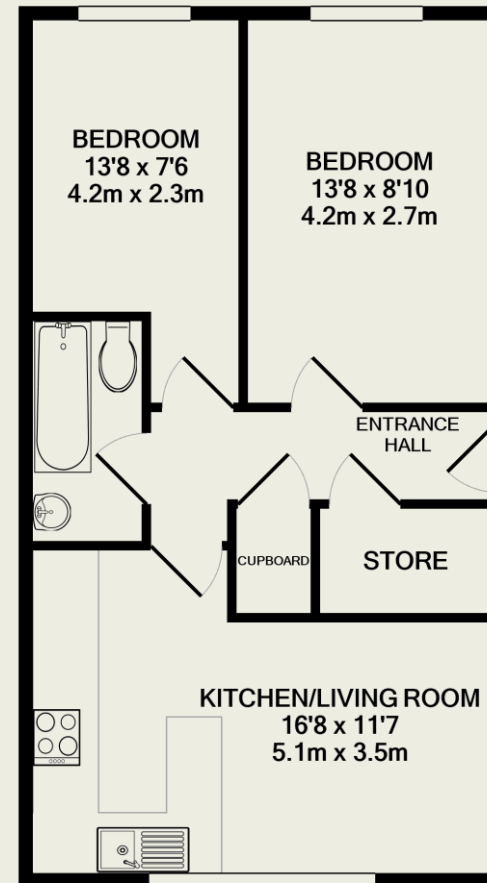
A recently renovated top floor, two-bedroom apartment, only a short distance from Harpenden.

The property consists of an entrance hall, open plan kitchen/living area, two double bedrooms, and a separate bathroom with a shower over the bath.

The apartment comes with parking

Location

Aysgarth Close is situated off Crabtree Lane and is just moments from Harpenden town centre with its wealth of pubs, shops, and restaurants. The mainline station is also nearby providing fast and easy access into central London in around thirty minutes and the glorious open space of Harpenden Common is literally a few minutes' walks away.



TOTAL APPROX. FLOOR AREA 490 SQ.FT. (45.5 SQ.M.)

This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

Important Information

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property.

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