



2 Bedrooms



1 Bathroom



1 Reception Room



Garage



Communal Grounds



EPC Band C

Council Tax

Band C £2,082.29 25/26

Local Authority

St Albans District Council

Lease 999 Years since 1971

Ground Rent £10pa

Service Charges £1,500 pa



St. Nicholas Court, Harpenden, Hertfordshire, AL5
Asking Price £375,000.00 Leasehold

St. Nicholas Court, Harpenden, Hertfordshire, AL5

This well-presented two double bedroom apartment is situated on the first floor of this small well located development within easy access of Harpenden's station and shops.

Beautifully presented throughout

Two double bedrooms

Modern bathroom

Garage and parking

First floor

Balcony

Close to shops and schools

Description

This generous apartment is conveniently located for Harpenden's station and shops. St Nicholas Court is a small development, of just 9 flats, presented to a good order throughout and benefitting from pleasant communal gardens to the front. The apartment itself is situated on the first floor, and boasts good proportions throughout. There is a spacious sitting room that offers access to a balcony that overlooks the gardens. There is a well-appointed kitchen, two double bedrooms and modern bathroom. There is the added benefits of both residents parking and, with its own garage as well, this is a fantastic investment, first time buy or downsize move.

The property is being sold with no upper chain.

Location

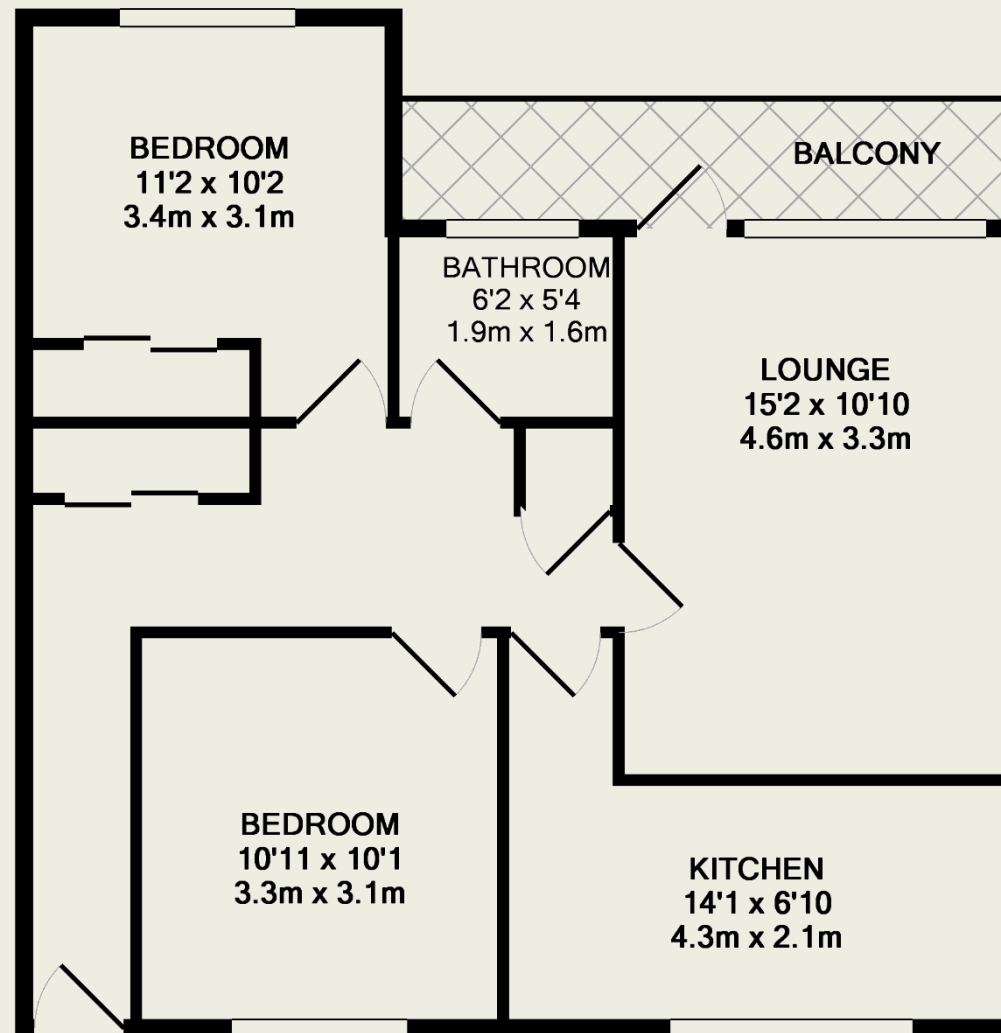
St Nicholas Court is situated just off of Bloomfield Road, an extremely popular location ideally situated within easy access to Harpenden town centre and its mainline station. The property is well placed for schools as both Roundwood Park & St. Georges are within easy reach. There is also a Tesco metro just minutes away for those daily conveniences.





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. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2021 equated to £48.36 per referral.



TOTAL APPROX. FLOOR AREA 658 SQ.FT. (61.2 SQ.M.)

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