



2 Bedrooms



2 Bath/Shower Room



1 Reception Room



Allocated Parking



Communal Grounds



EPC Band B

Council Tax

Band E
- £2,863.15 25/26

Local Authority
St Albans District Council

Lease 125 years from 2019
Ground Rent £250pa
Service Charge £2,312.40pa

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Cross Way, Harpenden, Hertfordshire, AL5
Asking Price £475,000.00 Leasehold

Cross Way, Harpenden, Hertfordshire, AL5

This beautifully presented two-bedroom apartment is situated on the first floor of a contemporary development completed in 2018. Designed with comfort and convenience in mind, the property features two dedicated parking spaces, a secure video entry system, and a private bike storage area.

- 🏠 Close to excellent Schooling
- 🏠 First Floor
- 🏠 Video Entry System
- 🏠 Two Allocated Parking Spaces
- 🏠 Open Plan Kitchen/Dining/Living Room
- 🏠 Parking
- 🏠 Bike Store

Description

This exceptional two-bedroom apartment is located within the sought-after St. Margarets Court, a modern development that offers a peaceful retreat, tucked away from busy roads and commercial activity, yet just moments from all that Harpenden has to offer.

Accessed via a secure video entry system—operable by touchpad or key fob—the apartment is arranged around a generous entrance hall. The principal bedroom is split-level and spacious, with ample room for storage, benefiting from a stylish en suite shower room. A well-proportioned second bedroom is complemented by a contemporary family bathroom as well as alcove space, perfect for storage.

The heart of the home is a beautifully designed kitchen/dining room, featuring integrated appliances including an oven, electric hob, fridge, freezer, dishwasher, and washer-dryer—all set against elegant Quartz worktops. The kitchen flows seamlessly into the living room, creating a warm and inviting space for both relaxing and entertaining.

To the rear of the development, residents enjoy access to private parking, a secure bike store, and landscaped communal gardens.

Location

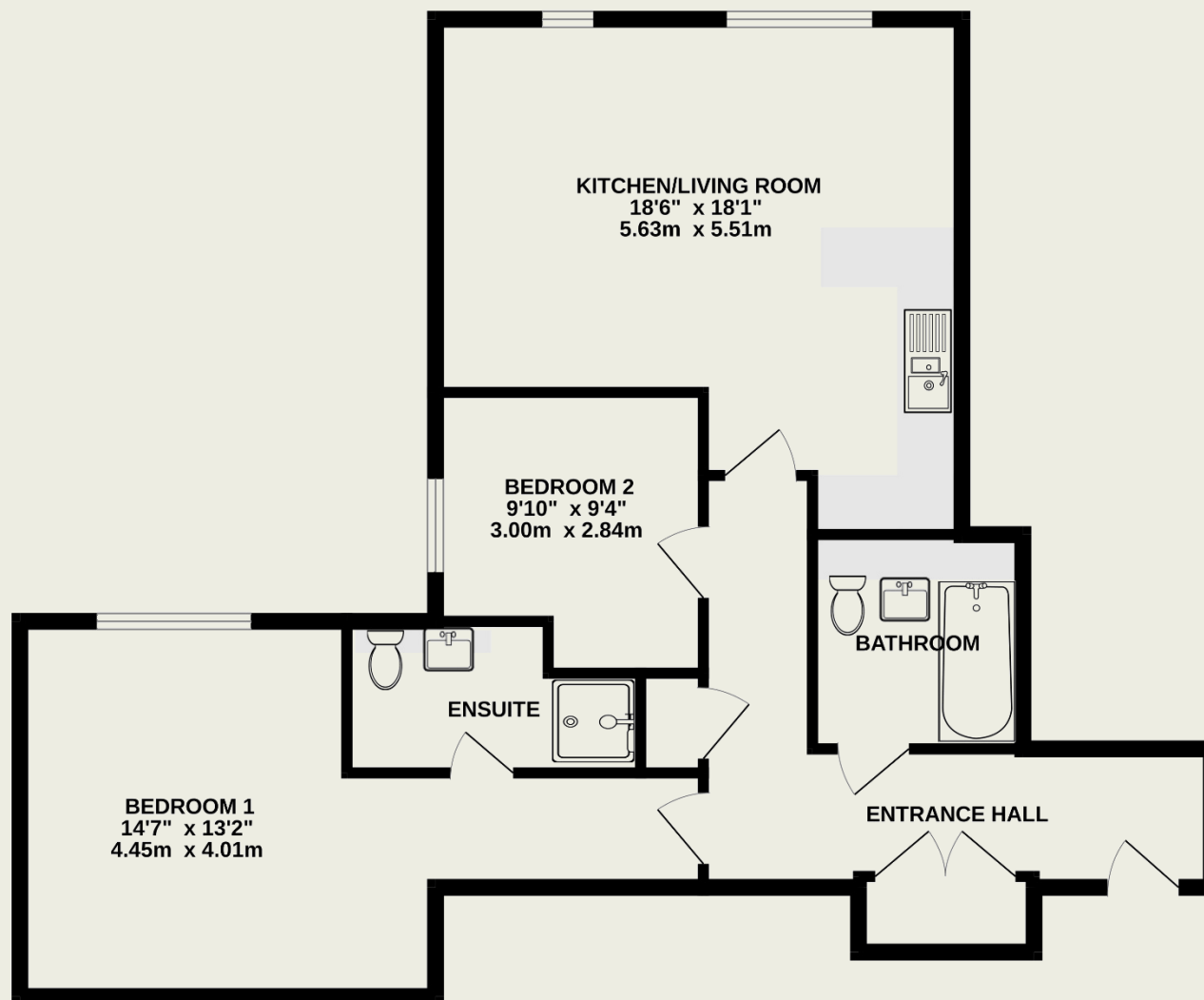
Cross Way enjoys a highly convenient location, just a short stroll from both Sir John Lawes, St George's and Katherine Warrington school's—making it ideal for families. Within a ten-minute walk, you'll find yourself in the heart of Harpenden town centre or at Harpenden station, offering fast and direct links to London St Pancras and easy connections to Eurostar services. The area also benefits from excellent transport links, with Luton Airport and the M1 motorway close by.





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 FLOOR AREA : 830 sq.ft. (77.1 sq.m.) approx.

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