



**Connells**

St James Court  
Harpenden



### Property Description

A beautifully presented 2 bedroom first floor apartment situated in a sought after location 0.8 of a mile from Harpenden Station and within walking distance of the High Street. The property offers a generous entrance hallway, large modern open plan kitchen/dining/lounge with built in appliances, generous principle bedrooms, a further single bedroom and a family bathroom. Outside offers communal garden and one allocated parking space. The property is offered with a long 166 years lease and no onward chain.

### Kitchen/dining/lounge

19' 1" x 17' 10" ( 5.82m x 5.44m )

Large open plan modern kitchen with integrated appliances and a range of eye level and base units and a breakfast bar area, open lounge and dining area.

### Bedroom 1

14' 2" x 13' 5" ( 4.32m x 4.09m )

Good sized double bedroom with windows overlooking communal garden and a radiator.

### Entrance Hallway

12' x 3' 3" ( 3.66m x 0.99m )

Generous entrance hallway with secure entry phone system and doors to further accommodation.



## Bedroom 2

11' 4" x 6' 9" ( 3.45m x 2.06m )

Single bedroom with window to rear and a radiator.

## Outside

Outside offers a front gated garden leading to secure front door, to the rear is pretty communal gardens and parking area with allocated spaces and visitors parking.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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50 High Street  
HARPENDEN AL5 2SU

**EPC Rating: C**

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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