



**Connells**

Balfour Court Station Road  
Harpenden



### Property Description

A beautifully presented 2-bedroom first floor apartment situated in a sought-after private development just off station road in Harpenden. The property offers a spacious entrance hall, large lounge, separate kitchen, a double bedroom, a generous single bedroom and a family bathroom. Outside offers a private enbloc garage, visitors parking and communal gardens. The property has been recently decorated and is offered chain free and vacant. There are 964 Years remaining on lease, peppercorn ground rent and a low £960 per annum service charge.

### Entrance Hall

13' 7" x 3' 2" (4.14m x 0.97m)

Generous entrance hallway with secure entry phone system and access to loft

### Lounge 17' 9" x 10' 2" (5.41m x 3.10m)

Spacious lounge with windows overlooking the rear of the building, open to kitchen and radiator

### Kitchen

9' 7" x 5' 10" (2.92m x 1.78m)

Window overlooking rear of building and consisting of a range of eye level and base units, contrasting worksurface and tiled splash back. Benefits from an integrated double oven, hob and extractor with space for freestanding washing machine and fridge freezer.



## Bedroom 1

11' 10" x 9' 4" (3.61m x 2.84m)

Windows overlooking front of building, door to built-in cupboard and a radiator

## Bedroom 2

11' x 6' 8" (3.35m x 2.03m)

Generous single bedroom with windows overlooking front of the building and a radiator

## Family Bathroom

7' 1" x 6' 3" (2.16m x 1.91m)

A good-sized bathroom consisting of a panel bath with overhead shower, pedestal hand wash basin, a low level flush WC and a radiator

## Outside

Benefits from an enbloc single garage, visitors parking and communal gardens

## Tenure

964 Years remaining on lease, peppercorn ground rent and a low £960 per annum service charge









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

**T 01582 760 131**  
**E [harpenden@connells.co.uk](mailto:harpenden@connells.co.uk)**

50 High Street  
HARPENDEN AL5 2SU

**EPC Rating: C**

Tenure: Leasehold

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This is a Leasehold property; Term of Lease 999 years from 25 Mar 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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