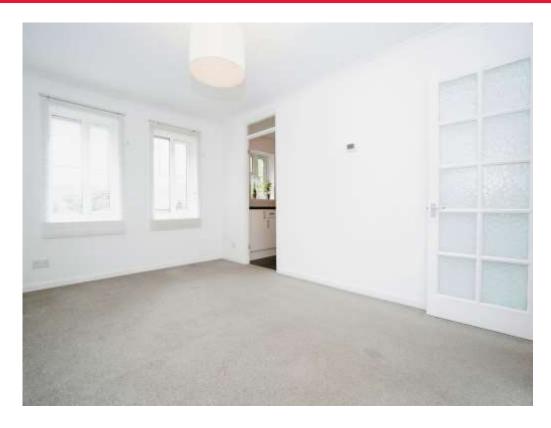


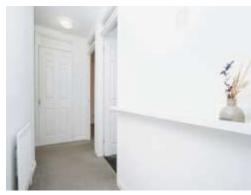
Connells

Balfour Court Station Road Harpenden

# Balfour Court Station Road Harpenden AL5 4XS







# **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



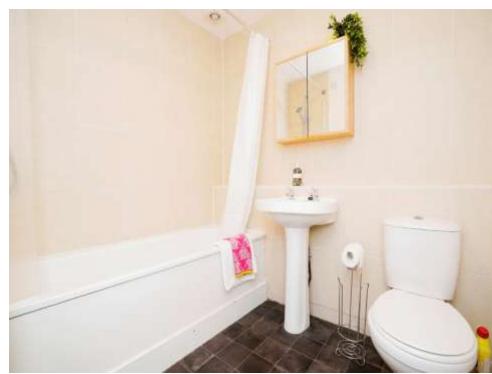














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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose 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

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**EPC Rating: C** 

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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.



Tenure: Leasehold



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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