



**Connells**

St James Court  
Harpenden





### Property Description

A beautifully presented two-bedroom first floor apartment offered with no onward chain. This beautifully presented refurbished home comprises of an open plan lounge/kitchen, modern bathroom, well maintained communal, gardens, resident's car parking and locate, within approx. 1 mile from the High Street and mainline railway station serving London St Pancras.

### Entrance Hallway

Two storage cupboards. Entry phone system.

### Open Plan Lounge/Kitchen

19' x 17' 11" (5.79m x 5.46m)

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



## Bedroom One

13' 9" x 12' 9" (4.19m x 3.89m)

A good size double bedroom with windows overlooking the communal garden and radiator.

## Bedroom Two

10' 3" x 6' 11" (3.12m x 2.11m)

A single bedroom with window to rear and radiator.

## Bathroom

A modern white suite comprising bath with shower over and screen, dual flush w/c, wash hand basin.

## Outside

Resident and visitor car parking with well-kept communal gardens.

## Agents Note

There is 112 years remaining on the lease. Ground Rent is currently £120pa and Service charge is £1200pa













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

Council Tax  
 Band: C

Service Charge:  
 1200.00

Ground Rent:  
 120.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HPN306859](http://connells.co.uk/Property/HPN306859)**

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: HPN306859 - 0008