

**Flat 1 Marlborough
Park, Southdown Rd,
Harpenden, AL5 1FB**

 **2 Bedrooms**

 **2 Bath/Shower Rooms**

 **1 Reception Room**

 **Allocated**

 **Private Garden**

 **EPC Band C**

Council Tax
Band: Not Yet Known

Deposit £2,250.00
Holding Deposit £450.00

£1,950 PCM

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Two bedroom apartment in new build development with en suite bathroom, a private garden and two parking spaces.

Description

Originally built by the respected local developers Jarvis of Harpenden, No. 1 Marlborough Park has been thoughtfully converted from a two-storey office building into six luxury apartments. This two double bedroom ground floor apartment offers contemporary living with high-quality finishes throughout.

Neutrally decorated and flooded with natural light, the unfurnished apartment boasts a bright and spacious open-plan living/kitchen area. The kitchen is fitted with integrated appliances and finished to a sleek, modern standard.

Both bedrooms are bright and airy. The principal bedroom benefits from built-in wardrobes and a stylish en suite bathroom, while the main bathroom is generously sized and features a bath and overhead shower.

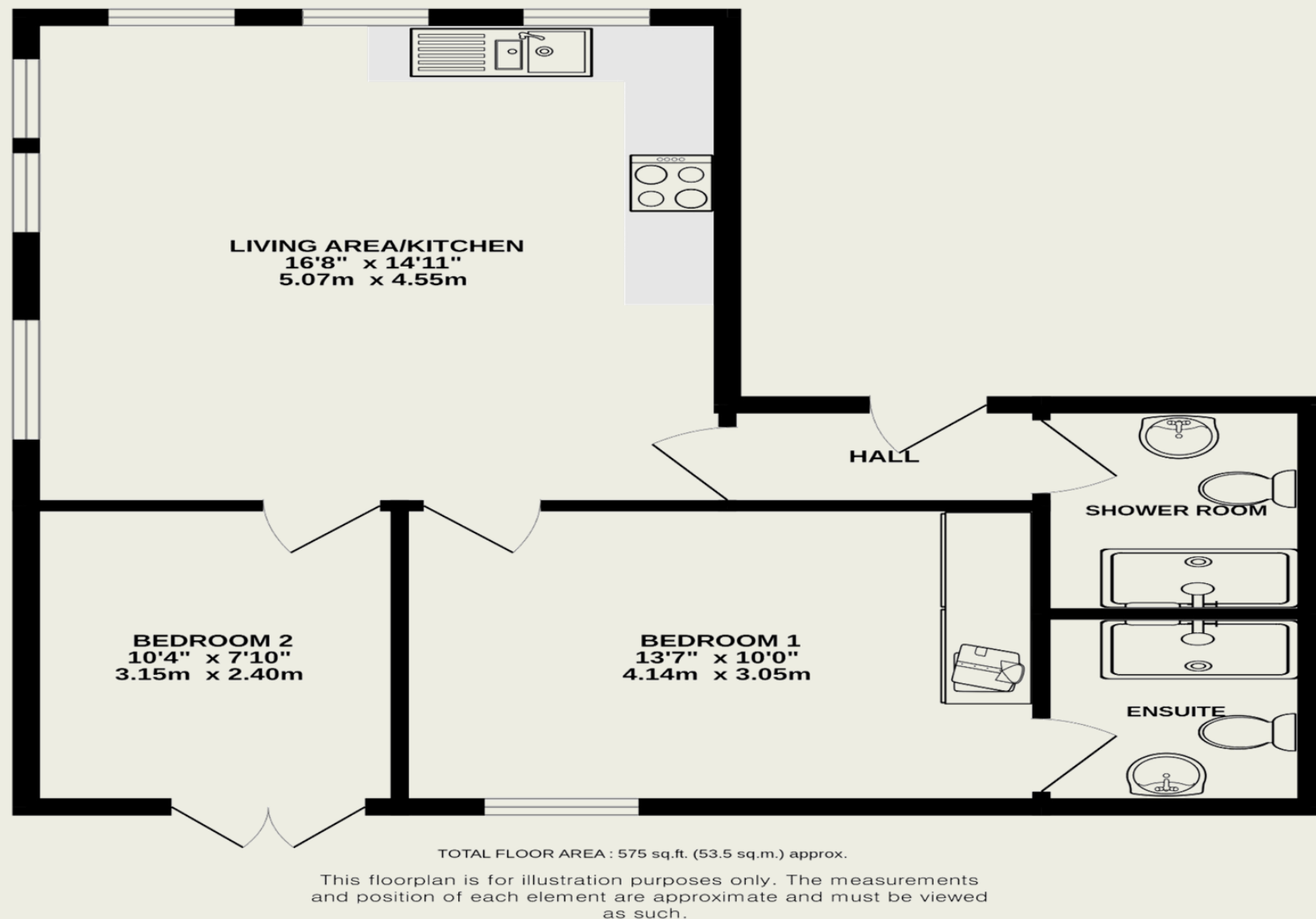
A standout feature of the property is its private terraced garden, complete with side access and low-maintenance faux grass. The garden enjoys plenty of sunlight, making it a perfect space for relaxing or entertaining.

The apartment benefits from USB charging ports and hardwired broadband fibre BT Openreach has recently upgraded the infrastructure, offering the potential for ultra-fast internet speeds depending on the selected provider and package.

Externally, the property includes two allocated parking spaces equipped with one EV charging point.

Location

Southdown Road is a convenient central setting that provides a wonderful convenience for any stage of life. Close to the open spaces of Harpenden Common, the scenery is superb and changes with the seasons. Harpenden Town centre with its diverse range of shops and restaurants are just a short idyllic stroll over the common along with the mainline station (Direct to St Pancras International in under 30 minutes).



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