



Marquis Lane

Harpenden, AL5 5AD

Beautifully presented apartment with a terrace - leading onto the large communal gardens - and to the front, views of Batford Park and Nature Reserve. Additional benefits of a garage and parking space. Lease 940 years. Well placed for schooling and a short walk to the town centre and station.

Guide price £400,000

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- Ground / First floor apartment
- Large terrace & communal gardens
- Garage & parking space
- Recently refurbished Kitchen
- New boiler January 2023
- Lease 940 years remaining
- Well placed for schooling
- Close to town centre & station
- Annual Service Charge £1,800

Entrance Hall

Lounge / Dining Room

14'11" x 13'5" (4.56 x 4.10)

Kitchen

8'9" (max) x 7'7" (2.68 (max) x 2.32)

Bedroom One

14'11" x 12'0" (4.56 x 3.66)

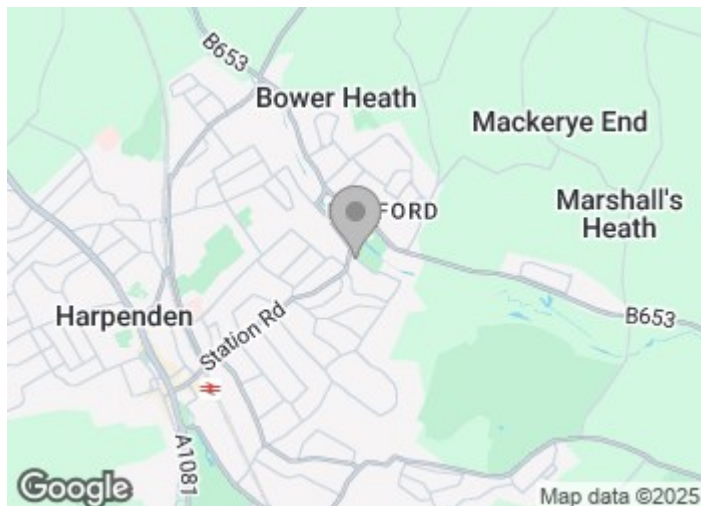
Bedroom Two

12'2" x 8'5" (3.71 x 2.57)

Bathroom

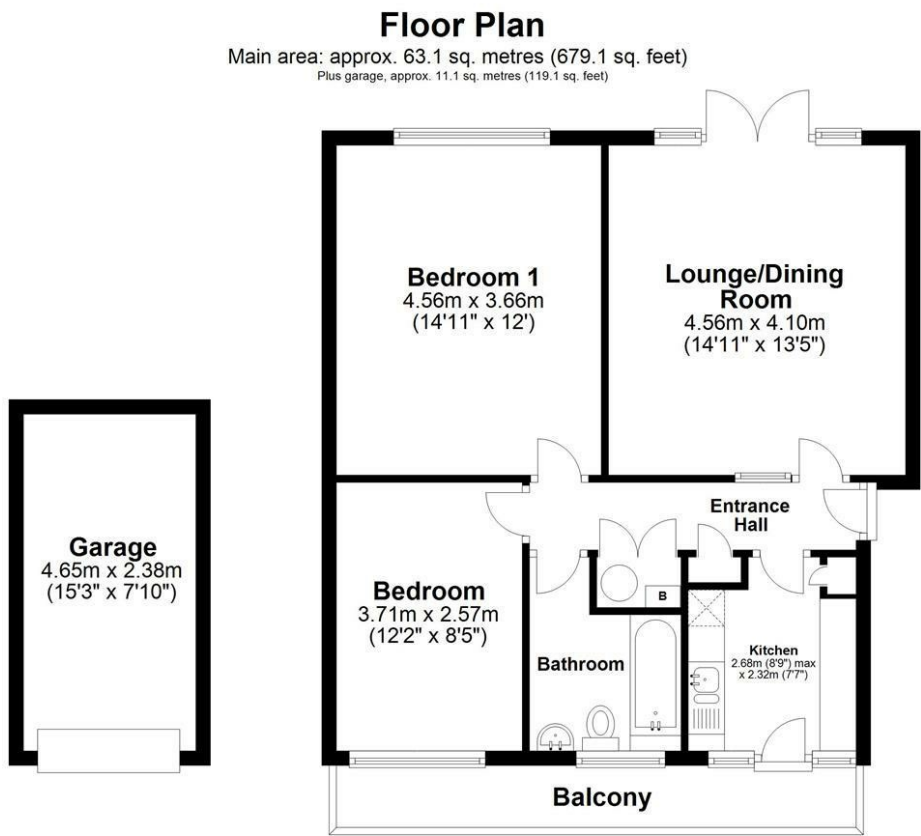
Garage

15'3" x 7'9" (4.65 x 2.38)





Floor Plan



Main area: Approx. 63.1 sq. metres (679.1 sq. feet)
Plus garage, approx. 11.1 sq. metres (119.1 sq. feet)
Sketch layout only. Not to scale. Plan produced for Whittaker & Co.

Plan produced using PlanUp.

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