



Connells

5 Albany Court Milton Road
Harpenden



Property Description

A beautifully presented two double bedroom top floor apartment enjoying a prime central location on the sought-after Milton Road. This impressive home benefits from a private south-west facing balcony and a garage, offering both comfort and convenience.

The property provides well-balanced accommodation approaching 700sq ft. featuring a stylish, fully fitted kitchen, a modern bathroom, and a spacious 17ft lounge.

Ideally located for easy access to the mainline station, local shops, and the excellent amenities of both Southdown and Harpenden town centre. The apartment also enjoys pleasant views over the well-maintained communal gardens.

Communal Entrance

Communal entrance for only 6 apartments.

Entrance Hallway

9' x 6' 2" (2.74m x 1.88m)

Wood block flooring. Airing cupboard with pressurised cylinder. Single built in storage cupboard.

Lounge

17' 2" x 12' (5.23m x 3.66m)

UPVC door to balcony overlooking communal gardens. TV point.

Kitchen

9' 8" x 7' 3" (2.95m x 2.21m)

Luxury fitted kitchen with integrated dishwasher and fridge freezer. Granite work surfaces. Under unit lighting. Spotlights. UPVC window to rear.



Bedroom One

12' 9" x 11' 8" (3.89m x 3.56m)

UPVC window to rear overlooking the gardens.

Bedroom Two

13' 9" x 9' 9" (4.19m x 2.97m)

UPVC window to front.

Bathroom

Luxury white suite comprising of; shower cubicle, bath, wash hand basin, low level WC, heated towel rail, spotlights, fully tiled walls.

Garage

In a block of garages to the rear of the development with an up and over door.

Parking

Visitor's spaces to the front of the development although they are not allocated.

Gardens

Lovely well maintained lawned communal gardens to the rear of the development.





Total floor area 63.2 m² (680 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

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50 High Street
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EPC Rating:
 Awaited

Council Tax
 Band: D

Service Charge:
 1200.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/HPN307122

This is a Leasehold property with details as follows; Term of Lease 151 years from 26 Mar 2004. Should you require 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.

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