



## Balfour Court Station Road Harpden, AL5 4XT

One bedroom apartment of circa 362 sq ft on the first floor of this purpose built block. Balfour Court is within a short walk of the town centre and station and moments from Batford Springs Nature Reserve. Allocated parking space. Lease 963 years remaining.

**Guide price £255,000**

# Balfour Court Station Road

Harpenden, AL5 4XT



- Top floor flat
- £900 per annum service charge
- Moments from Batford Springs Nature Reserve
- One-bedroom
- 963 Years remaining on lease
- Short walk to town centre & station
- Peppercorn ground rent
- Allocated parking space
- Council Tax Band C

## Entrance Hall

## Living Room

14'1" x 10'9" (4.30 x 3.30 )

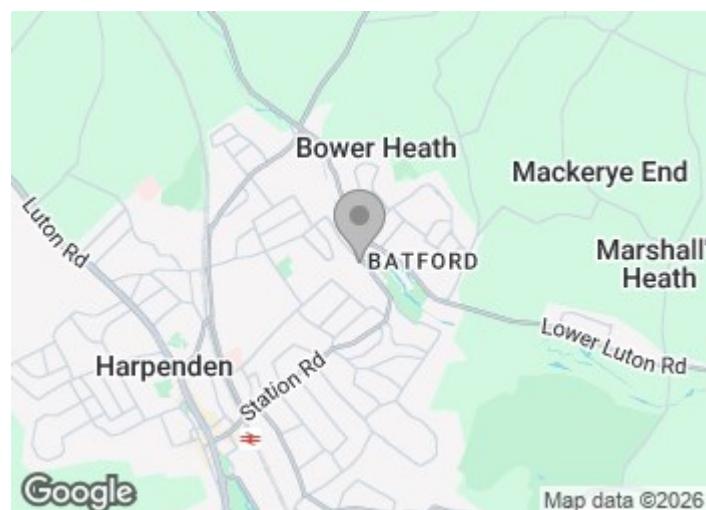
## Kitchen

9'10" x 6'6" (3 x 2)

## Bathroom

## Bedroom

10'5" x 10'5" (3.2 x 3.2)



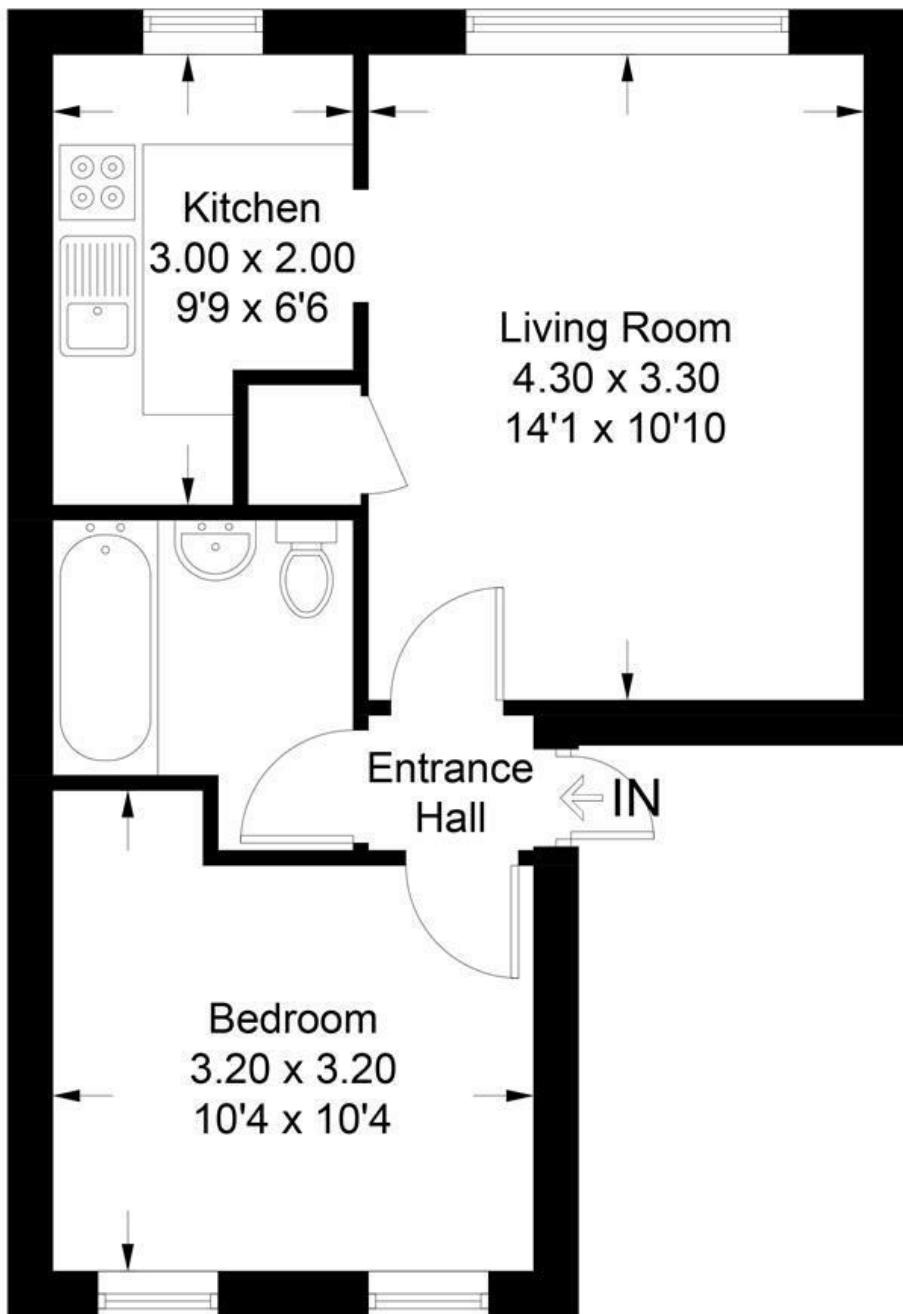
## Directions



## Floor Plan

### Balfour Court

Approximate Gross Internal Area = 33.6 sq m / 362 sq ft



### Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1267687)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-80)	B		
(69-68)	C		
(55-54)	D		
(39-38)	E		
(21-20)	F		
(1-0)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A		
(81-80)	B		
(69-68)	C		
(55-54)	D		
(39-38)	E		
(21-20)	F		
(1-0)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			