



## Balfour Court Station Road

Harpenden, 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**

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- 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 )

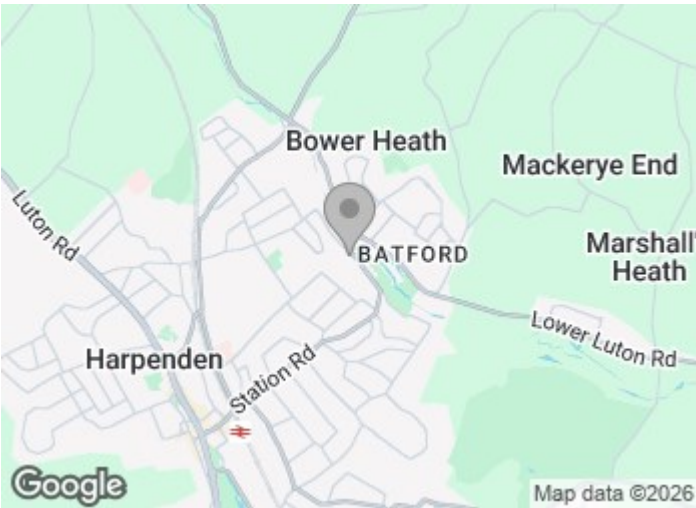
## Kitchen

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

## Bathroom

## Bedroom

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



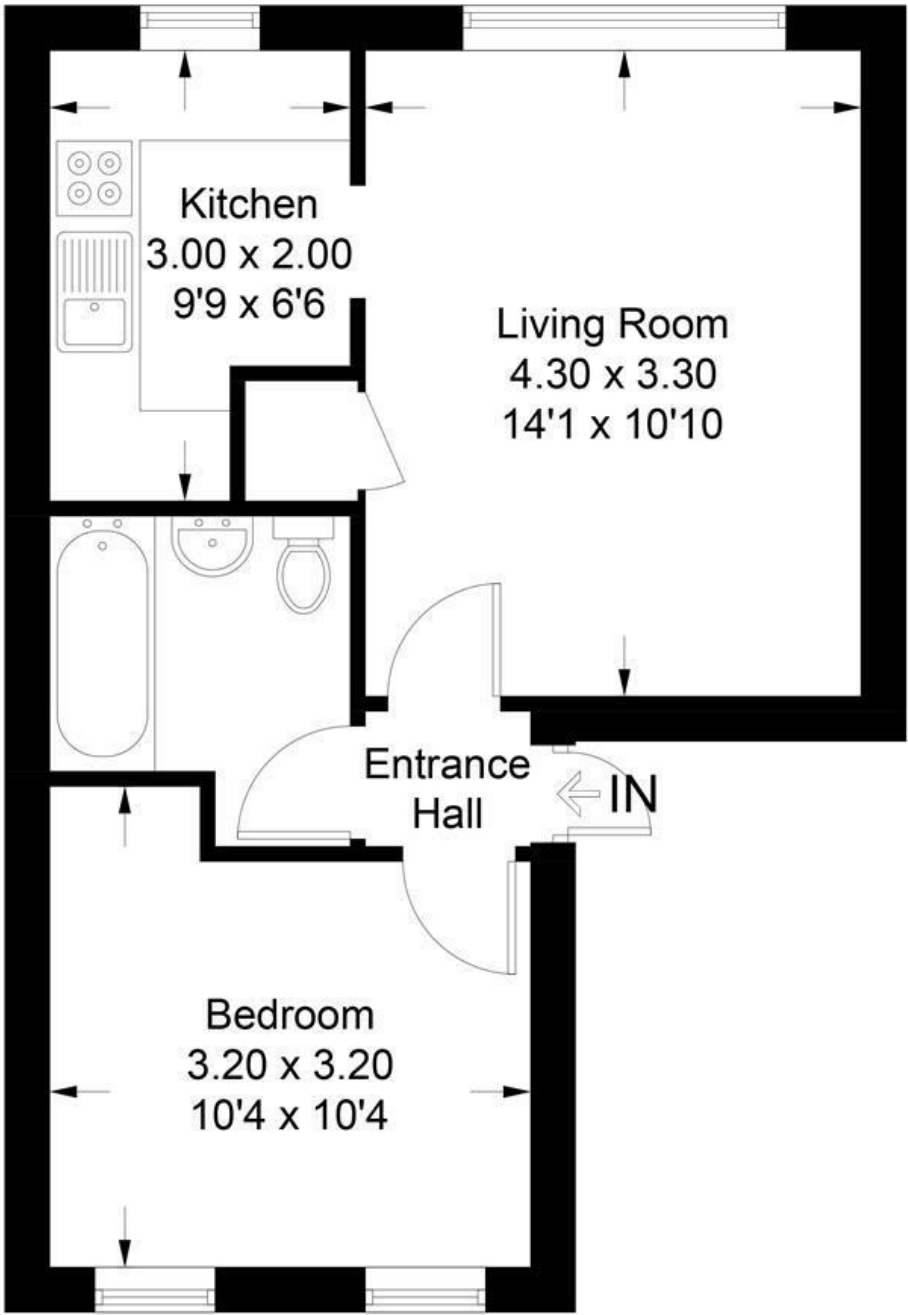
## Directions





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)

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