



2 Bedrooms



1 Bath/Shower Room



1 Reception Room



Garage



Private Garden



EPC Band D

Council Tax

Band: C £1,981.82

April 24/March 25

Lease 999 years from 1961

Service Charges £

Ground Rent £

Local Authority

St Albans District Council

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**Berkeley Court, Harpenden, AL5 2UN**  
**Guide Price £350,000 Leasehold**

## Berkeley Court, Harpenden

Set just moments from the High Street and a level walk through to Harpenden's fine array of shops this ground floor apartment has been totally renovated to a superb standard throughout. The is also being with no onward chain!

- 🏡 Recently Refurbished
- 🏡 Ground Floor Two Bedroom
- 🏡 Flat Walk to Harpenden Town
- 🏡 Offered Chain Free
- 🏡 Catchment for Excellent Schooling
- 🏡 Close to Local Shops
- 🏡 Small Private Development

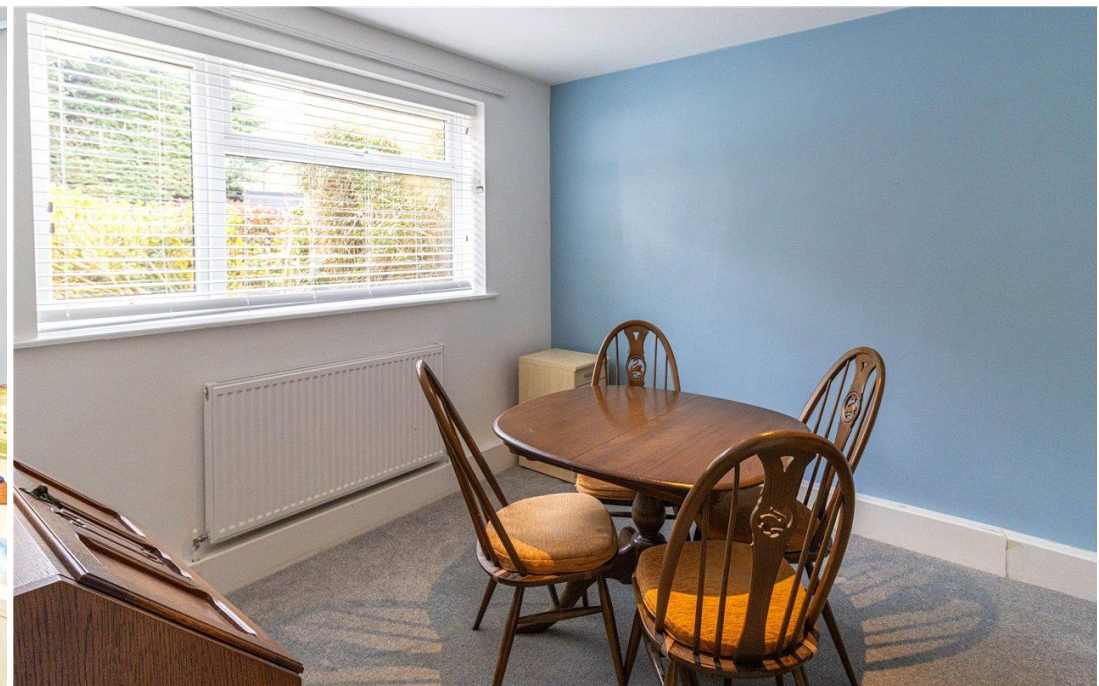
### Description

This very centrally located apartment offers a convenient location in the heart of the town. Situated on the ground floor of this small development and only a stone's throw from Harpenden's high street! The accommodation currently comprises; a spacious lounge with wood floors and feature fire place, a door through to kitchen-breakfast room with views and access to the rear. There are two good sized bedrooms and a luxury bathroom. The property does benefit from its own private gardens located at the front and rear of the property and a garage. A wonderful opportunity for anyone looking to enjoy all the facilities that Harpenden has to offer.

### Location

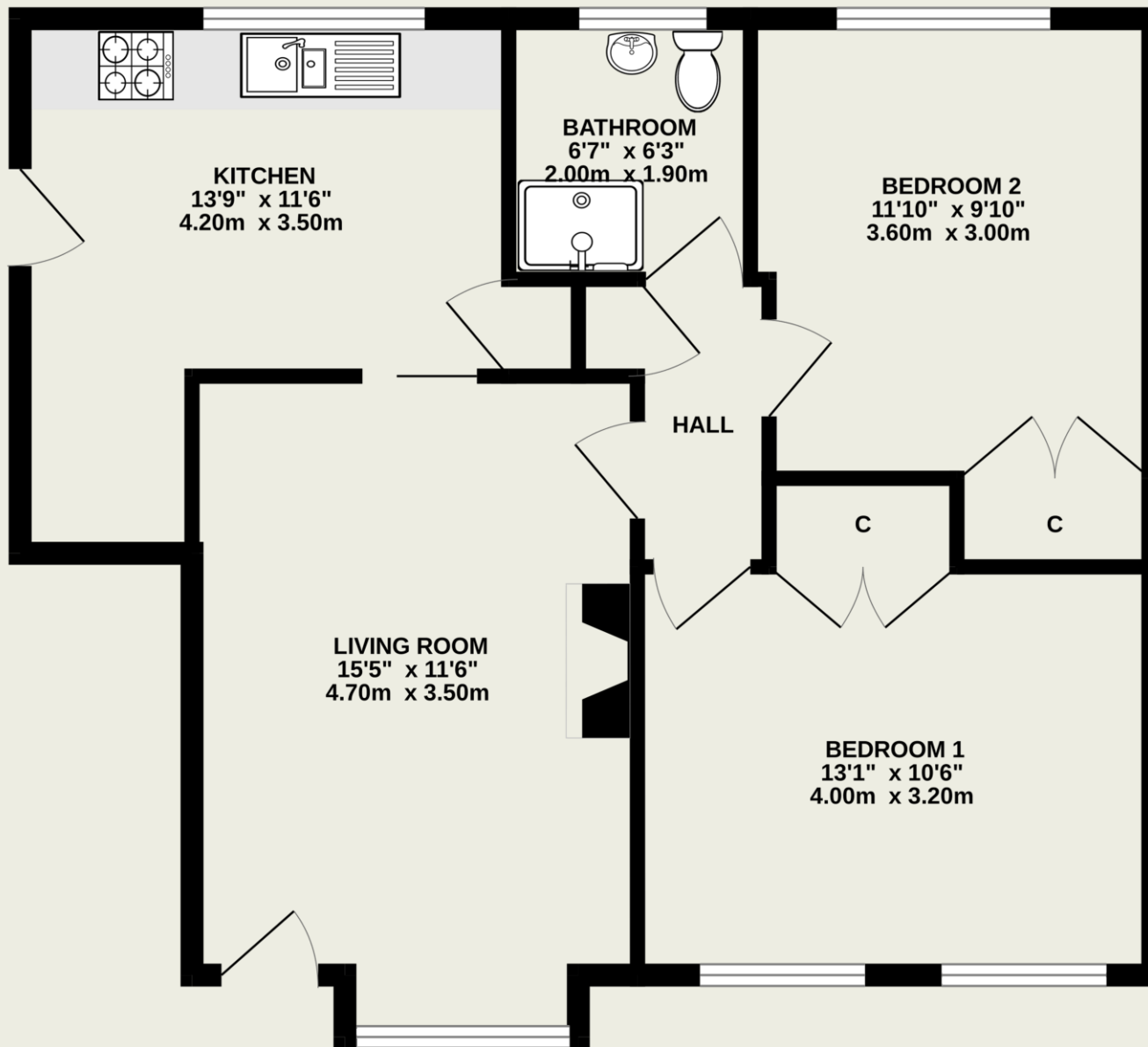
Berkeley Court presents a convenient setting for everyday life and is less than half a mile from Harpenden's Victorian tree-lined centre with its pleasant assortment of shops, pubs and restaurants. Harpenden station is just under a ten minute walk and provides access to central London in just under 30 minutes St Pancras International.





**Important Information**

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2021 equated to £48.36 per referral.



TOTAL FLOOR AREA : 594sq.ft. (55.2 sq.m.) approx.

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