



1 Bedroom



1 Bathroom



1 Reception



Communal Garden



Residence Parking



EPC Band D

Leasehold (59 years remaining)

Service Charge:
£1,200.00 per annum

Ground Rent:
£500.00 per annum

Council Tax Band:
C £2,185.05 (2026/2027)

Local Authority:
St Albans District Council



1-bed first-floor retirement apartment with attractive communal grounds, parking, and secure entry phone system.

Description

This one-bedroom first-floor retirement apartment offers a bright and airy reception room with large windows in the lounge overlooking beautiful gardens, filling the space with natural light. The large double bedroom features a built-in recessed wardrobe. Additionally, the apartment includes a fitted kitchen and a bathroom with warden call facilities for emergencies. The development provides a range of communal amenities such as a residents' lounge, laundry rooms, lifts, and attractive grounds. It also offers guest facilities, extensive parking, and a secure entry phone system.

Location

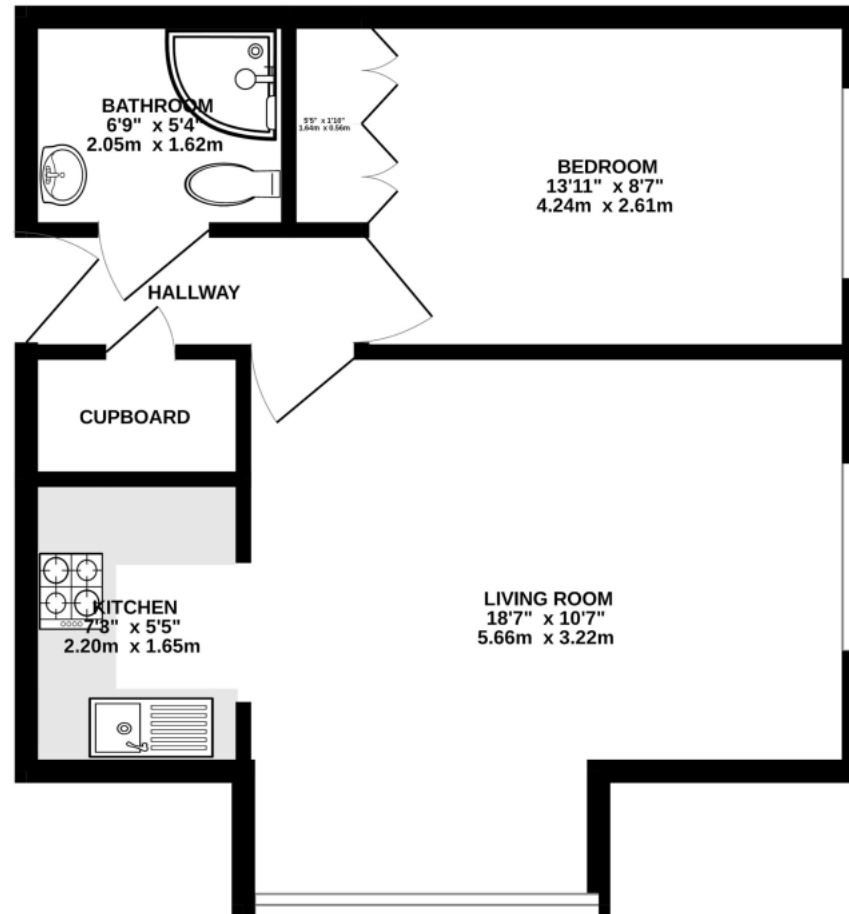
Homedell House is an attractive First Port-run retirement complex in the Roundwood area of Harpenden. Situated just off Roundwood Lane the homes provide easy-walking access to an array of local shops and pubs.



In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.







TOTAL FLOOR AREA : 428 sq.ft. (39.8 sq.m.) approx.

This floorplan is for illustration purposes only, the measurements and position of each element are approximate and must be viewed as such.

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