

-  1 Bedroom
-  1 Bathroom
-  1 Reception
-  Communal
-  Residents Parking
-  EPC Band C

Leasehold

Council Tax Band:  
C £2,082.29 (2025/26)

Local Authority:  
St Albans District Council





**NO ONWARD CHAIN.** A spacious one bedroom first floor apartment set in a popular development close to excellent facilities.

### Description

Set in a popular development, this spacious first-floor apartment offers an excellent opportunity for first-time buyers and investors. The property consists of an entrance hall with entry phone system, a good-sized double bedroom, and white bathroom suite. The bright and airy lounge has views over communal gardens and leads to the fitted kitchen with built-in utilities including an electric oven, four-burner gas hob, and extractor fan above. This fine apartment also benefits from an allocated parking space and ample visitors parking. Council Tax Band: C £2,082.29 April 25/March 26. Lease details 999 years from 1990, Maintenance £900 pa, Peppercorn Rent.

### Location

Balfour Court offers a charming setting opposite the Lea Valley nature reserve and close to a range of shops and pubs. Harpenden town centre & station are approximately one mile away .



Buyers Information - 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

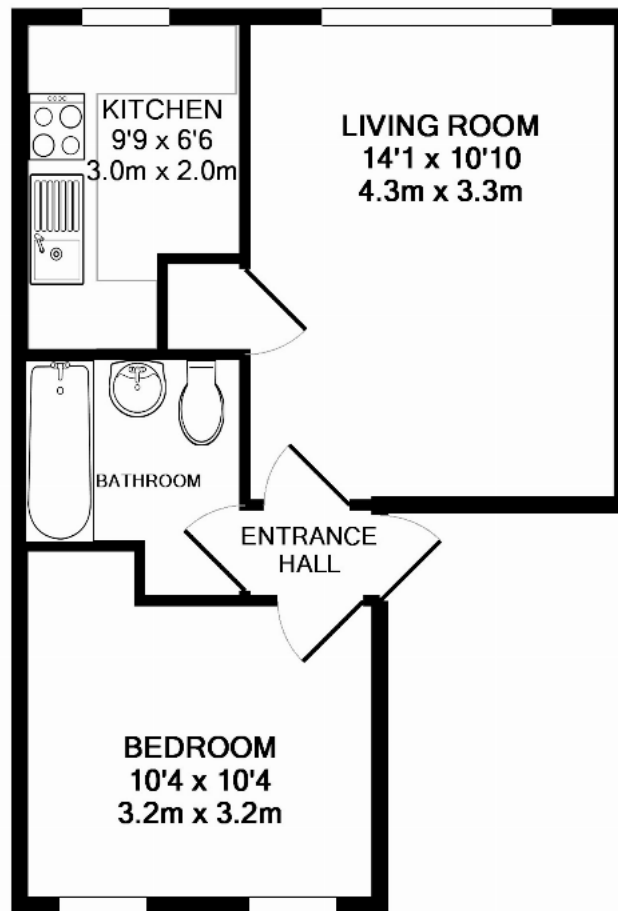












TOTAL APPROX. FLOOR AREA 362 SQ.FT. (33.6 SQ.M.)

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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