



4 bedrooms



1 bathroom



1 reception



Communal Garden



Garage



EPC Band D

Leasehold

Council Tax Band:  
E £2,863.15 (25/26)

Local Authority:  
St Albans District Council





Extremely spacious town house in excellent development minutes from town centre.

### Description

Spread over three floors, this bright, airy and spacious family home enjoys a peaceful position within this extremely popular complex of similar homes and large apartments. On the ground floor, there is a cloakroom and separate utility room, study/bedroom 4, and an integral garage with power, light, up-and-over door, and driveway parking. Upstairs features a fully fitted kitchen with a built-in double electric oven, extractor fan, fridge/freezer, surrounding work surfaces with integrated electric hob, and a double aspect lounge/dining room. The second floor offers three good-sized bedrooms, two with built-in wardrobe cupboards, and a family bathroom.

### Location

Carlton Court offers appealing apartments and townhouses in private and communal gardens. Ideally located on Carlton Road, it's close to shops, restaurants, Harpenden station for London links, and St Georges School.

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.



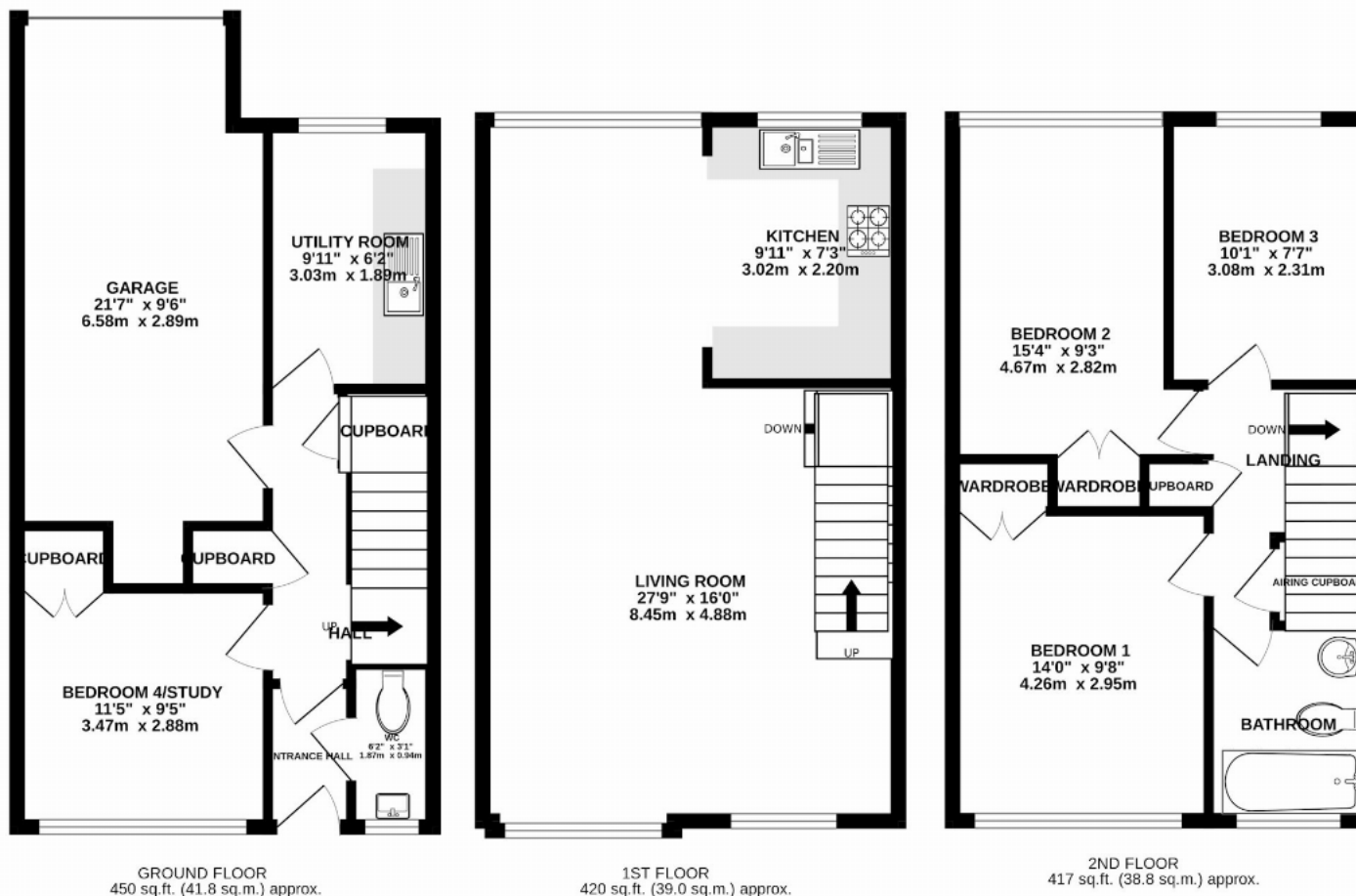












TOTAL FLOOR AREA : 1287 sq.ft. (119.6 sq.m.) approx.

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

**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 2024 equated to £29.76 per referral.