 2 Bedrooms

 2 Bathrooms

 1 Reception

 EPC Band B

Leasehold

Council Tax Band:
F £3,383.72 (25/26)

Local Authority:
St Albans District Council



Beautiful 2-bed, 2-bath top-floor apartment with balcony, located in the heart of the town centre.

Description

This superb apartment is situated in the prestigious 'Foresters' development, built by Jarvis Homes in 2013. The bright and spacious apartment features an entrance hall with three storage cupboards, a 20ft living room with a south west facing balcony, semi open plan fully fitted kitchen, a principal bedroom with fitted wardrobes, eaves storage, and en-suite shower room, plus a second bedroom and further bathroom. Additional amenities include a secure, gated and two well-lit underground parking spaces with additional storage and lovely communal gardens. Lift access from the car park to all floors is available. Located just off Harpenden High Street, it offers quiet, exclusive living close to cafes, restaurants, bars, shops, and parkland. Only a five-minute walk from Harpenden Train Station, it provides quick links to London Kings Cross.

Location

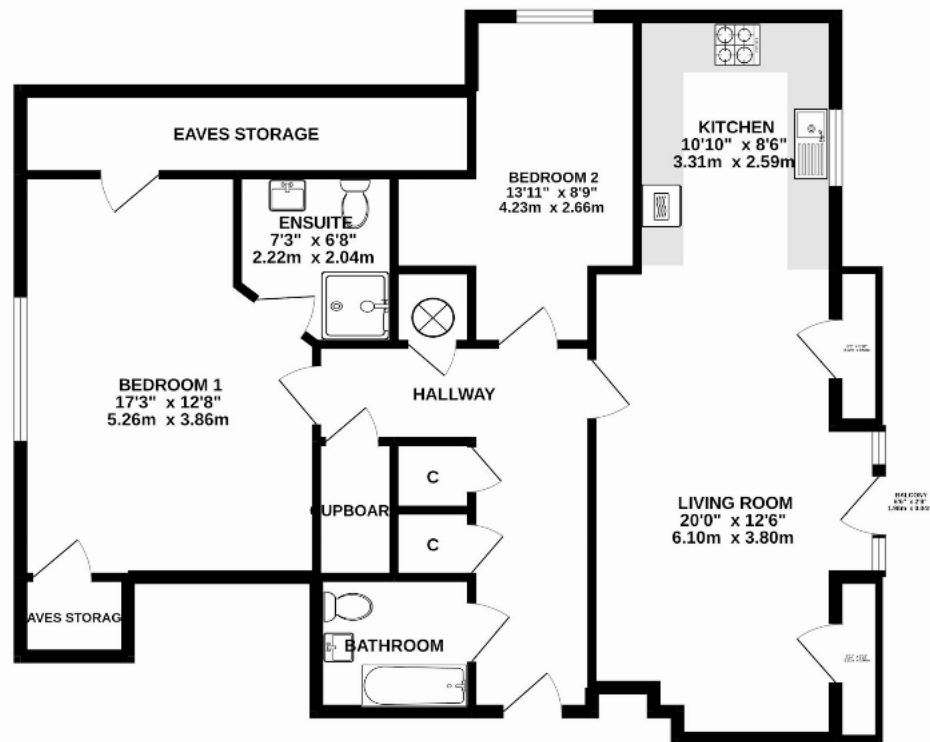
The Forresters is conveniently located near Bowers Parade, just a minute's walk from Harpenden town centre, offering a superb array of shopping facilities and mainline railway station.



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 - 863 sq.ft. (82.0 sq.m.) approx.

This floor plan is for illustrative purposes only. The measurement and position of each element is 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.