






-  2 Bedrooms
-  1 Bathroom
-  1 Reception
-  Balcony
-  Communal Parking

Leasehold

Council Tax Band:
C £2,082.09 (2025/2026)

Local Authority:
St Albans City & District Council



Spacious 2-bedroom, second-floor flat with balcony in popular development.

Description

We are pleased to offer this good sized, two-bedroomed flat with vacant possession and well-presented accommodation. It includes two double bedrooms and a re-fitted bathroom. The re-fitted kitchen features a butler sink, integrated oven, hob, and cooker hood, while the living room has a balcony. The property benefits from gas heating, double-glazed windows, communal gardens, and residents' parking. It is ideal for a first-time buy or investment purchase. Tenure: Leasehold - lease expires in 2198 (173 years remaining). No ground rent. Service/Maintenance Charge: £911 per annum.

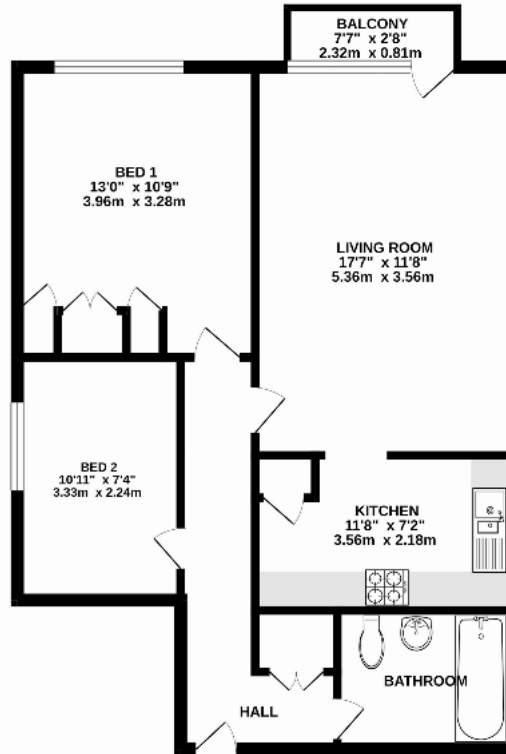
Location

Clarendon Court is located off Clarendon Road and is positioned within easy reach of the High Street, Station and excellent schooling. Harpenden is well noted for its excellent choice of schools for all age groups.



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: 655 sq.ft. (58.8 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.