

 2 Bedrooms

 1 Bathroom

 1 Reception

 Private Garden

 Street Parking

 EPC Band C

Leasehold (87 years remaining)

Service Charge:  
£518.31 per annum

Ground Rent:  
£10.00 per annum

Council Tax Band:  
B £1,911.92 (2026/2027)

Local Authority:  
St Albans District Council



 **ashtons**  
for life's great moves

Tallents Crescent, Harpenden, Hertfordshire, AL5 5BS  
**Guide price of £350,000**

Superbly presented ground floor maisonette with two double bedrooms and private Southerly aspect rear garden. END OF CHAIN.

### Description

This bright, airy and spacious two-bedroom ground floor maisonette is located in a popular area close to local shops, amenities, countryside, and the sought-after Katherine Warrington Secondary School. The superb accommodation comprises two double bedrooms with built-in wardrobe cupboards, a fully tiled family bathroom and shower, a newly refitted kitchen with built-in appliances including a fridge/freezer, extractor fan, electric hob and oven, built-in dishwasher, and plumbing for an automatic washing machine. The rear aspect lounge/dining room features exposed timber-effect laminate flooring and double-glazed doors leading to the private rear gravelled garden. The property also benefits from gas-fired central heating and sealed unit double glazed windows.

### Location

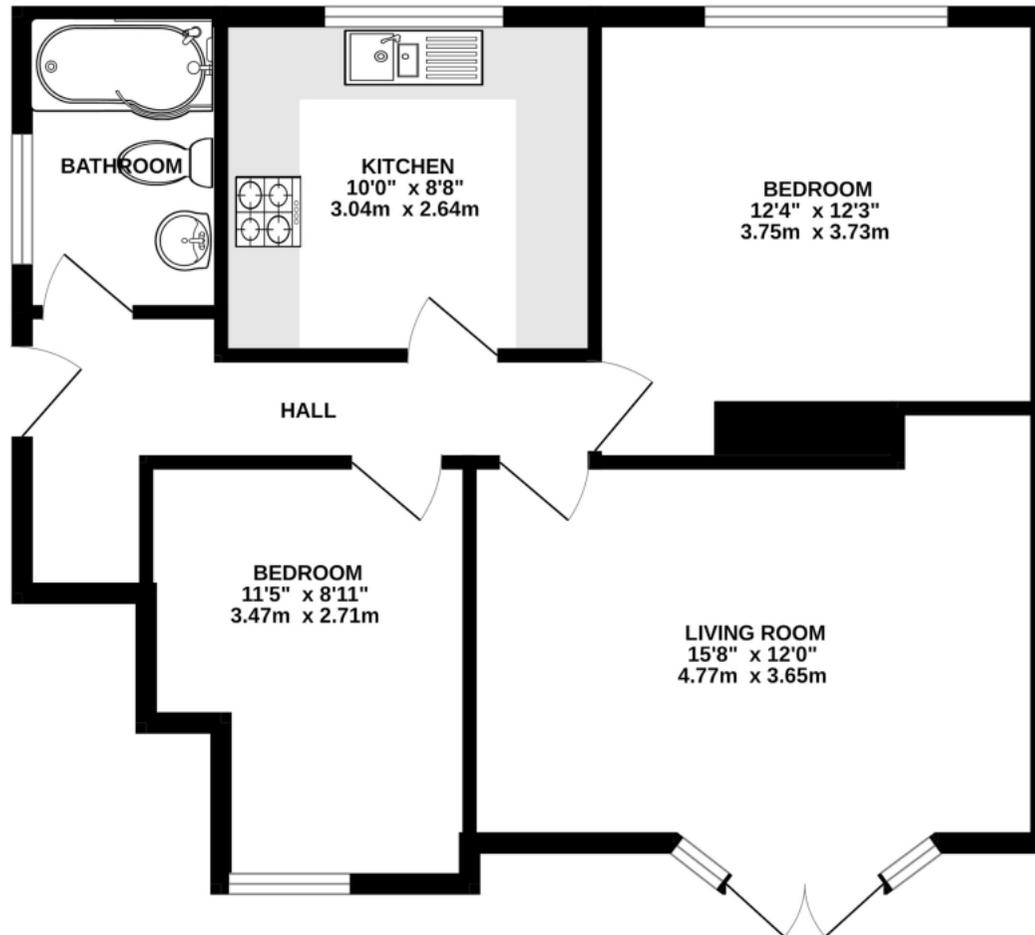
Tallents Crescent is an extremely popular location, close to local shops, gastro pubs and takeaways, all within a short walk. The new Katherine Warrington Secondary School is at the end of the road. Close by is Batford Springs Nature Reserve



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 : 609 sq.ft. (56.6 sq.m.) approx.  
 This floorplan is for illustration purposes only. The measurements 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.