

 2 Bedrooms

 1 Bathroom

 1 Reception

 Private Garden

 Garage

 EPC Band D



Share of Freehold (938 years remaining)

Service Charge:
£1,470.38 per annum

Council Tax Band:
D £2,458.18 (2026/2027)

Local Authority:
St Albans District Council

 **ashtons**
for life's great moves

Milton Road, Harpenden, AL5 5LL
Guide price of £430,000

Immaculately presented 2-bedroom ground floor apartment near town centre.

Description

This magnificent ground floor apartment is in excellent condition and comes with a garage, residents' parking, and a South/Westerly aspect patio garden. The bright and spacious accommodation includes two good-sized bedrooms, with the Principal boasting built-in wardrobes, a superb bathroom suite, and a fully fitted kitchen. The large lounge/dining room features engineered Oak flooring and full-width Bi-fold doors leading out to the secluded terraced gardens. 999 Years from 25th December 1965 Service Charge £1,470.39 pa

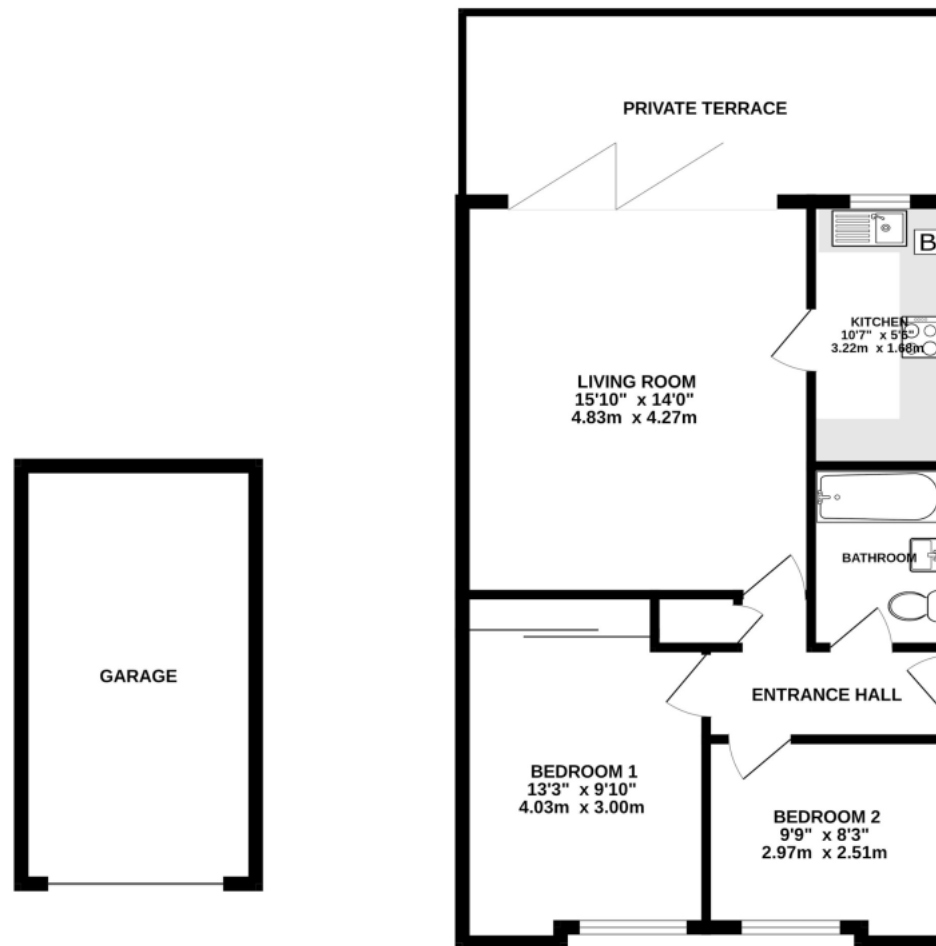
Location

Shelley Court is a super development of spacious apartments in a well-kept block within a short stroll of all of Harpenden's amenities.



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: 587 sq.ft. (54.5 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.