

 2 Bedrooms

 1 Bathroom

 1 Reception

 Communal Garden

 Garage

 EPC Band C

Leasehold (964 years remaining)

Service Charge:
£1,121.00 per annum

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

Local Authority:
St Albans District Council



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Station Road, Harpenden, AL5 4XT

Guide price of £325,000

Chain-free 2 double bedroom first-floor maisonette with private entrance, garage, and communal gardens, near Harpenden station.

Description

Offered chain free, this spacious two double bedroom first-floor maisonette features a private entrance and is set in a peaceful spot within a well-maintained development near Batford Springs. The bright accommodation includes a welcoming entrance hall with storage, a large principal bedroom with a walk-in wardrobe, a second double bedroom, and a light, airy living/dining room, perfect for relaxation and entertaining. The property also boasts a fitted kitchen and a stylish modern shower room with a contemporary white suite. Outside, residents enjoy well-kept communal gardens, and the property benefits from a garage en bloc, offering valuable parking or storage.

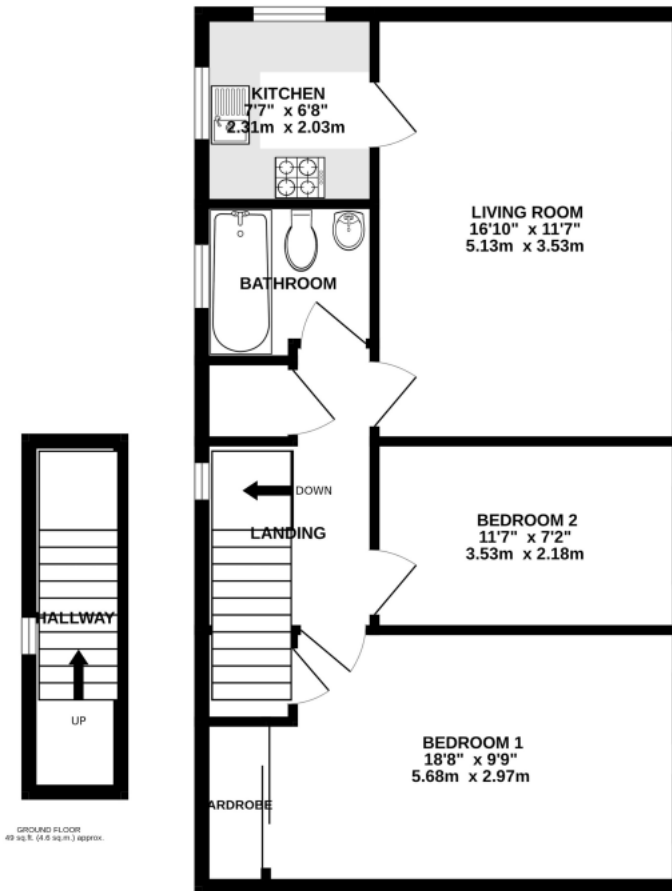
Location

Ideally situated approximately 0.9 miles from Harpenden's vibrant town centre and mainline railway station, Balfour Court offers excellent access to an array of independent shops, cafés, restaurants and leisure facilities



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.





GROUND FLOOR
49 sq. ft. (4.5 sq.m.) approx.

FIRST FLOOR
635 sq. ft. (59.0 sq.m.) approx.

TOTAL FLOOR AREA : 684 sq.ft. (63.5 sq.m.) approx.

This floor plan is for illustrative 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.