



2 Bedrooms



1 Bathroom



1 Reception



Communal Garden



Residence Parking



EPC Band C

Leasehold (93 years remaining)

Service Charge:

£1,474.44 per annum

Ground Rent:

£10.00 per annum

Council Tax Band:

C £2,185.05 (2026/2027)

Local Authority:

St Albans District Council



Spacious 2-bed first-floor flat in quiet cul-de-sac near Harpenden town centre, station & Common, with parking & communal gardens.

Description

Situated in a quiet cul-de-sac near Harpenden's bustling town centre and mainline station, this spacious two-bedroom first-floor apartment is ideal for commuters, first-time buyers, investors, or those seeking a low-maintenance home. The property provides generous accommodation and a prime location. The bright living room is perfect for daily living and entertaining, while the separate fitted kitchen/breakfast room offers ample workspace and dining space. Two well-proportioned bedrooms are complemented by a family bathroom, with built-in storage enhancing practicality. Residents enjoy attractive communal gardens and parking. With Harpenden's shops, cafés, restaurants, and leisure facilities within easy reach, plus fast rail links to London, this is a superb opportunity to own a well-presented home in a sought-after location.

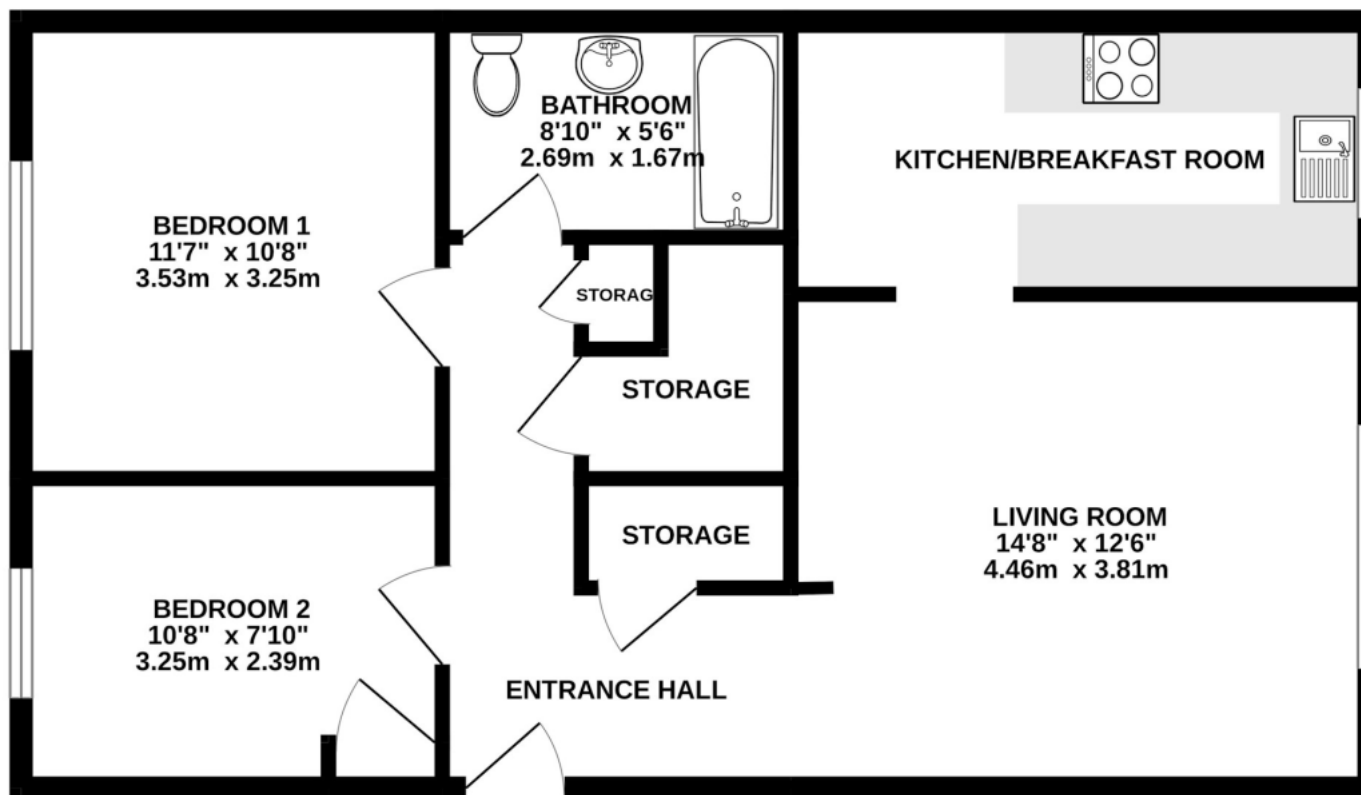
Location

Aysgarth Close, off Crabtree Lane, is moments from Harpenden town centre's pubs, shops, and restaurants. The mainline station offers fast access to central London in about 30 minutes. Harpenden Common's open space is just a short walk away.



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 : 663 sq.ft. (61.6 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.