



2 Bedrooms



1 Bathroom



1 Reception



Communal Garden



Garage & Residents



EPC Band C

Share of Freehold (943 years remaining)

Service Charge:
£2,525.00 per annum

Ground Rent:
£25.00 per annum

Council Tax Band:
E £3,004.44 (2026/2027)

Local Authority:
St Albans District Council



A stunning two-bedroom second-floor apartment with a lift, offering beautifully presented accommodation throughout.

Description

This beautifully presented apartment has been thoughtfully upgraded by the current owners, offering stylish and immaculate accommodation throughout. Both double bedrooms feature built-in storage, with a double wardrobe in the Principal bedroom. The spacious lounge/dining room is filled with natural light, enjoying sliding doors onto a south-facing balcony overlooking the well-kept communal gardens. The contemporary kitchen offers an excellent range of base and wall-mounted units, complemented by integrated appliances including a dishwasher, fan-assisted electric oven and hob, fridge/freezer, extractor hood, and plumbing for a washing machine. Outside, the communal gardens boast expansive lawns with well-stocked flower and shrub borders, creating an attractive and peaceful setting. The property benefits from a single garage and additional residents' parking.

Location

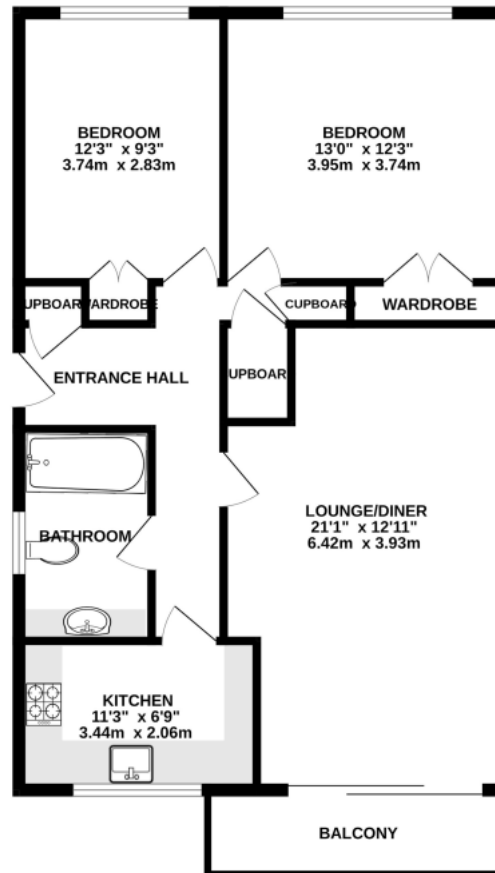
Located on Milton Road, Coleridge Court is an exclusive development of large apartments in a well-kept block within a short stroll of all of Harpenden's amenities.

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 : 790 sq.ft. (73.4 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.