



2 Bedrooms



1 Bathroom



1 Reception



Balcony



Street Parking



EPC Band D

Leasehold (145 years remaining)

Service Charge:

£1,700.00 per annum

Ground Rent:

£25.00 per annum

Council Tax Band:

C £2,185.05 (2026/2027)

Local Authority:

St Albans District Council



Spacious 1st floor flat in town centre.

Description

Ideally located in the centre of Harpenden's High Street, this spacious and contemporary apartment offers convenient living, perfect for commuters. Accessed via a secure communal doorway with stairs to your own front door, the accommodation comprises a generous living room with ample space for living and dining, boasting glorious High Street views. There is a well-appointed kitchen with a door to the rear, a family bathroom, and one double bedroom. Additionally, the property features a second reception room that could serve as a guest bedroom (note: no external window in this room). Presented to an excellent standard throughout. NB. Photos taken before Tenant occupation.

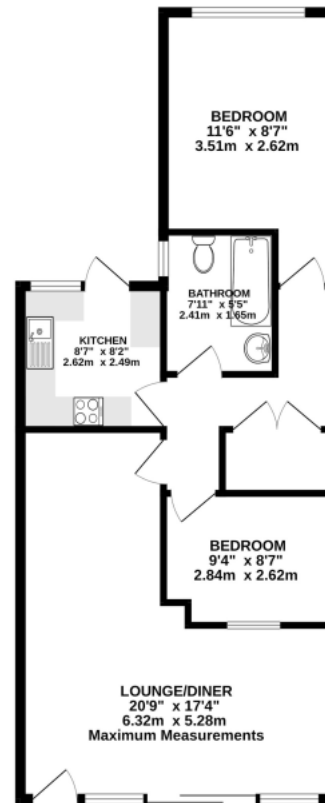
Location

Anvil House is in the heart of Harpenden's picturesque Victorian centre, offering a perfect blend of charm and convenience for family living. Just a short stroll away, you'll find an array of boutique shops and delightful restaurants



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.





SECOND FLOOR
613 sq.ft. (56.9 sq.m.) approx.

TOTAL FLOOR AREA : 613 sq.ft. (56.9 sq.m.) approx.

This floorplan is for illustrative purposes only. The measurement 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.