



2 Bedrooms



1 Bathroom



1 Reception



Communal Grounds



Garage



EPC Band D

Share of Freehold (977 years remaining)

Service Charge:

£1,879.44 per annum

Ground Rent:

£1.00 per annum

Council Tax Band:

C £2,185.05 (2026/2027)

Local Authority:

St Albans District Council



Spacious 2-bed maisonette in Harpenden's sought-after Poets Area, with share of freehold, communal garden, and private garage.

Description

Situated in the sought-after Poets area of Harpenden, this spacious mid-floor maisonette boasts a prime location near the town centre, mainline railway station, and outstanding schools. Accessed easily from the car park, the property features bright accommodation with a generous lounge/dining room, separate kitchen, two double bedrooms, and a family bathroom. Well presented, this maisonette offers an opportunity for personalisation. There's potential to convert a flat roof next to the lounge into a balcony, subject to planning. Additional benefits include an extra wide garage en bloc, well-maintained communal gardens, visitor parking, and a share of the freehold. With generous living space, excellent potential, and a superb location, this charming maisonette is ideal for first-time buyers, downsizers, and investors alike.

Location

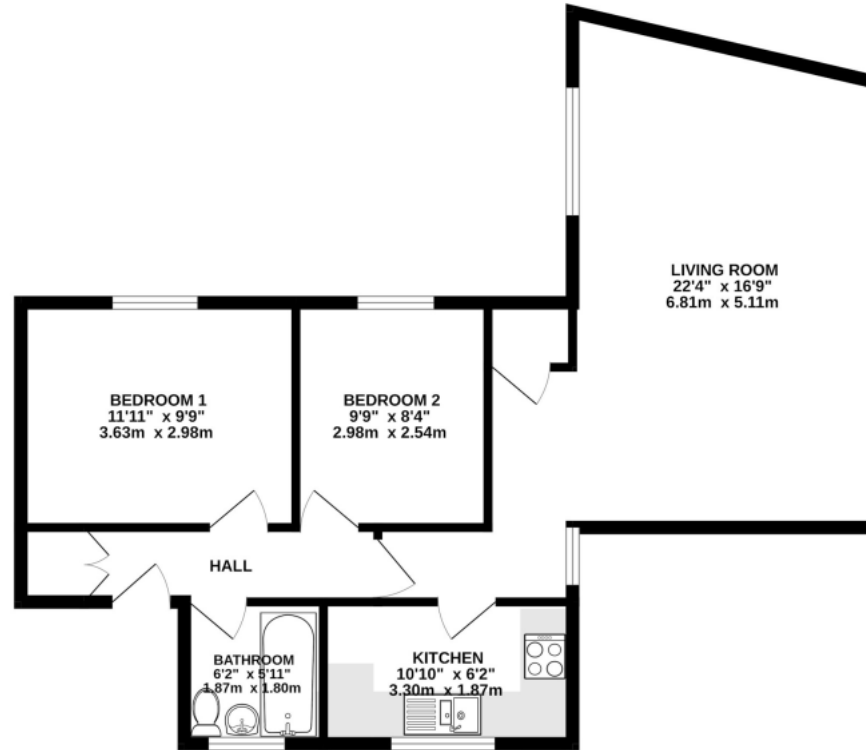
Harpenden's highly sought-after Poets area is one of the town's most desirable residential locations, renowned for its charming mix of character homes and attractive tree-lined streets.

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
595 sq.ft. (55.3 sq.m.) approx.

TOTAL FLOOR AREA: 595 sq.ft. (55.3 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.