

 2 Bedrooms

 1 Bathroom

 1 Reception

 Communal Garden

 Residence Parking

 EPC Band C

Share of Freehold (945 years remaining)

Service Charge:
£2,062.00 per annum

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

Local Authority:
St Albans District Council



Spacious 2-bedroom ground-floor apartment excellently located for easy access to town centre & station.

Description

This two-bedroom ground floor apartment is situated within a popular development in a highly regarded location. The spacious apartment features a large entrance hall with built-in cupboards, a fitted kitchen, and a well-proportioned lounge overlooking the communal gardens. It also includes two generous bedrooms and a bathroom. The property benefits from secure underground parking and additional residents' parking.

Location

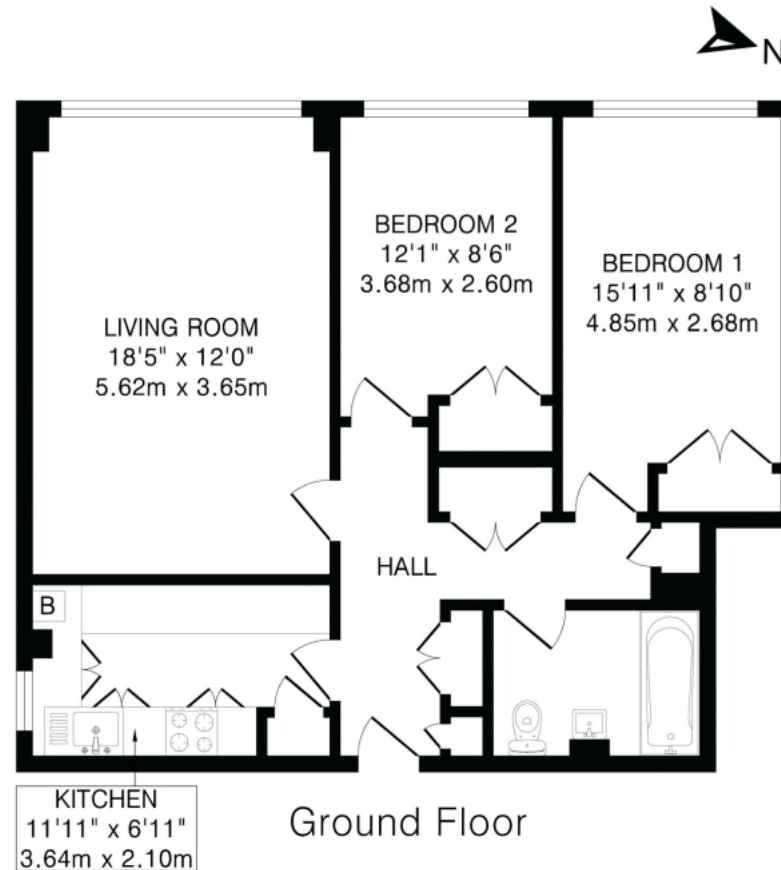
Crosthwaite Court is a popular development off Stewart Road, set in leafy grounds near excellent schools. Harpenden town centre, with shops and restaurants, is about 0.2 miles away. The mainline station offers London access in under thirty minutes.



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: 744 sq.ft.(69.1 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.