



2 Bedrooms



1 Bathroom



1 Reception



Communal Grounds



Residence Parking



EPC Band C

Leasehold (92 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, beautifully presented 2-bed first-floor apartment in a quiet cul-de-sac near Harpenden town centre, station, and Common.

Description

Situated within the popular and peaceful setting of Aysgarth Close, this exceptionally well-presented two-bedroom first-floor apartment offers bright, spacious and well-proportioned accommodation. Ideally positioned for Harpenden town centre, the mainline railway station and Harpenden Common, the property is perfect for those seeking a comfortable and conveniently located home. The apartment features a welcoming entrance hall with useful storage cupboards, leading to all principal rooms. The impressive living room is particularly appealing, providing a bright space for relaxing and entertaining. The separate fitted kitchen offers a good range of units, ample work surface, and space for appliances. Both bedrooms are generously sized, with the principal bedroom offering two built-in wardrobes. The second bedroom provides excellent flexibility as a guest bedroom, home office, or additional living space. A well-appointed family bathroom completes the accommodation. Presented in excellent condition, the apartment combines generous accommodation with natural light and excellent storage.

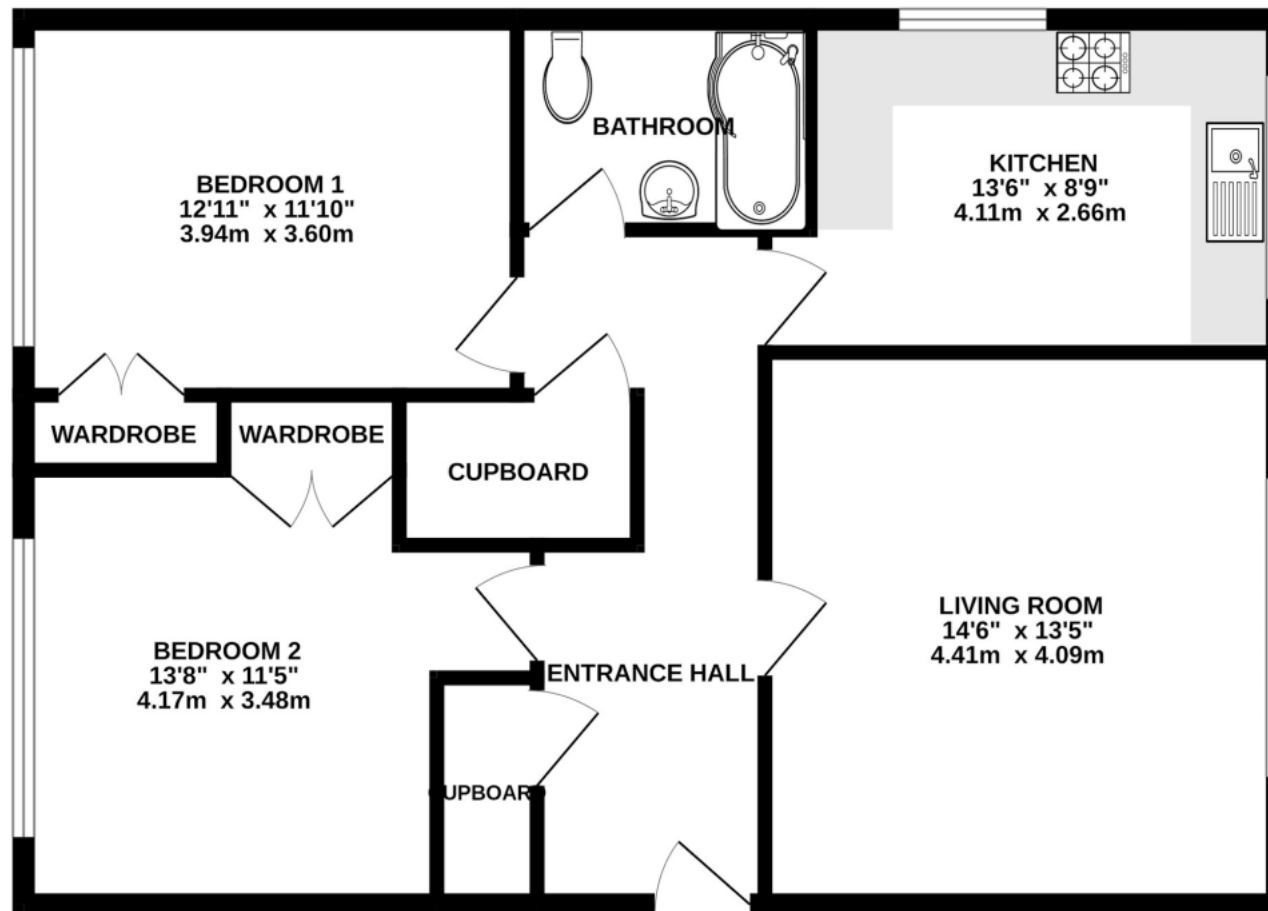
Location

Aysgarth Close is situated off Crabtree Lane in a quiet residential setting, whilst being conveniently placed for Harpenden town centre. The town offers an excellent selection of independent shops, cafés, restaurants, pubs and leisure facilities.

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 : 762 sq.ft. (70.8 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.

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