



2 bedrooms



1 bathroom



1 reception

Leasehold

Council Tax Band:  
B £1,821.99 (25/26)

Local Authority:  
St Albans District Council



## Spacious 2 double bedroom 1st floor apartment in peaceful South Harpenden setting.

### Description

This spacious two-bedroom apartment is for sale with no onward chain. Located on the first floor of a purpose-built block, the accommodation includes an entrance hall, spacious lounge with open plan kitchen, two double bedrooms, and a neatly appointed bathroom. It features wooden floors throughout the living space and carpeted bedrooms. The property benefits from communal gardens front and rear, making it ideal for investors and first-time buyers. NB photographs were taken prior to the latest tenancy. Council Tax Band: B £1,821.99 April 25/March 26. Lease 125 years from 1998. Ground Rent £10.00pa. Service charge £770.00 2025/2026.

### Location

Sherwoods Rise is a quiet cul-de-sac in Harpenden, a 20-min walk to the town centre and station. Close to Southdown's shops, pubs, and takeaways. Near Harpenden Common, Aldwickbury Park golf, and top schools like High Beeches and Crabtree.

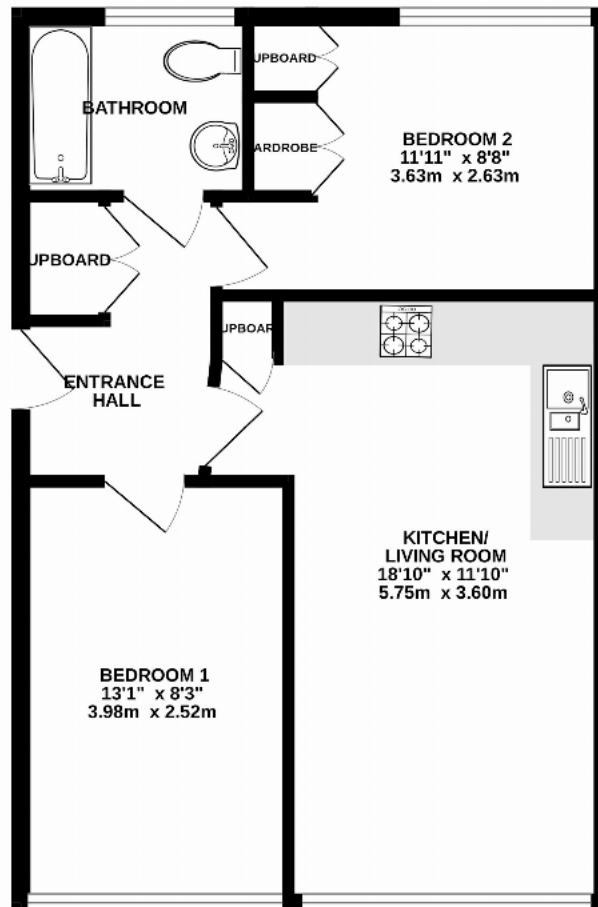
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TOTAL FLOOR AREA: 498 sq.ft. (46.2 sq.m.) approx.

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.