 2 Bedrooms

 2 Bathrooms

 1 Reception

 Communal Garden

 Residents Parking

 EPC Band B

Leasehold (111 years remaining)

Service Charge:
£4,154.00 per annum

Ground Rent:
£200.00 per annum

Council Tax Band:
E £3,004.44 (2026/2027)

Local Authority:
St Albans District Council



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for life's great moves

Leyton Road, Harpenden, AL5 2HU

Guide price of £600,000

CHAIN FREE. Located on the first floor, this spacious two bedroom apartment offers excellent accommodation and is serviced by lifts to all floors.

Description

Built by renowned local builders Oakbridge Homes, this superb apartment boasts a fantastic finish and central location. Bennet's Lodge is a secure gated development behind Rothamstead Park, set back from Leyton Road. Situated on the first floor, it is accessible via stairs and lift, featuring an entrance hall, a large living room with feature fireplace, and a separate kitchen-diner with fitted appliances. The property includes a spacious master bedroom with fitted wardrobes and luxury ensuite, a well-appointed second bedroom, and a family bathroom. Finished to a high standard, it's the ideal bolt hole with a focus on location. Chain free. Ground Rent £200 pa, Service Charges £4,154 pa, Lease 125 years from 2012.

Location

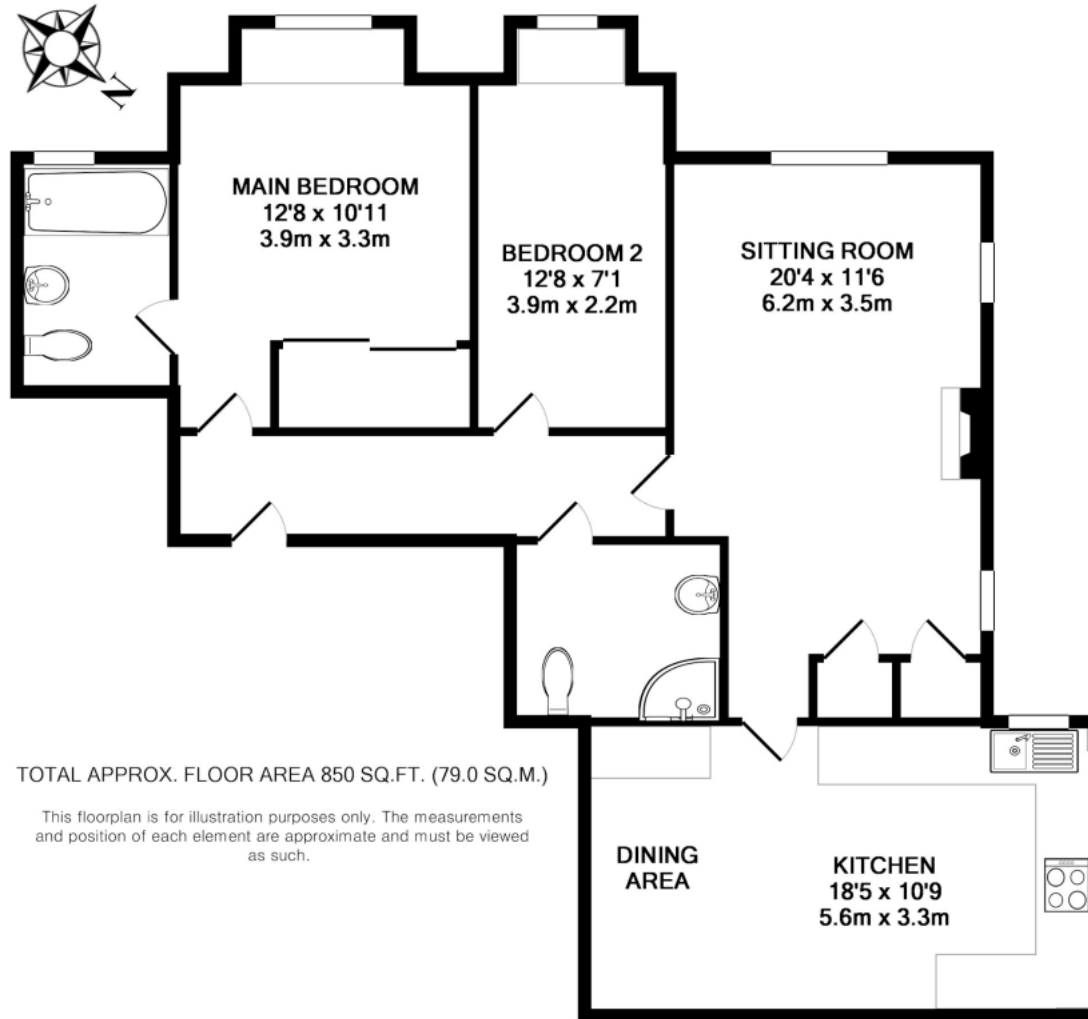
Set back from the High Street and accessed from Leyton Road the property is a stone's throw from the High Street which offers a charming array of boutique shops, restaurants and supermarket's.



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.







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