



3 bedrooms



2 bathrooms



1 reception



Communal Garden



Garage & Parking



EPC Band C

Leasehold

Council Tax Band:
C £1,981.82 (24/25)

Local Authority:
St Albans District Council



Prime central 3-bed maisonette, immaculately refurbished, ideal for school access and station proximity.

Description

Charming and beautifully presented, this spacious three-bedroom home is finished to an exceptional standard, offering comfort and style. Enter via a private entrance into a bright hallway leading to the first floor. The airy living room features an exposed brick wall and wood-burning stove, creating a warm atmosphere. The open-plan kitchen and breakfast area offer perfect space for meals and entertaining. This floor includes two double bedrooms and a stylish family bathroom. A staircase leads to the second floor's stunning principal suite with a luxurious walk-in shower ensuite. Outside, enjoy a private, fenced garden, ideal for relaxing or entertaining. Practical features include allocated residents' parking and a garage. Lease 999 years from 1961. Service Charge. Ground Rent.

Location

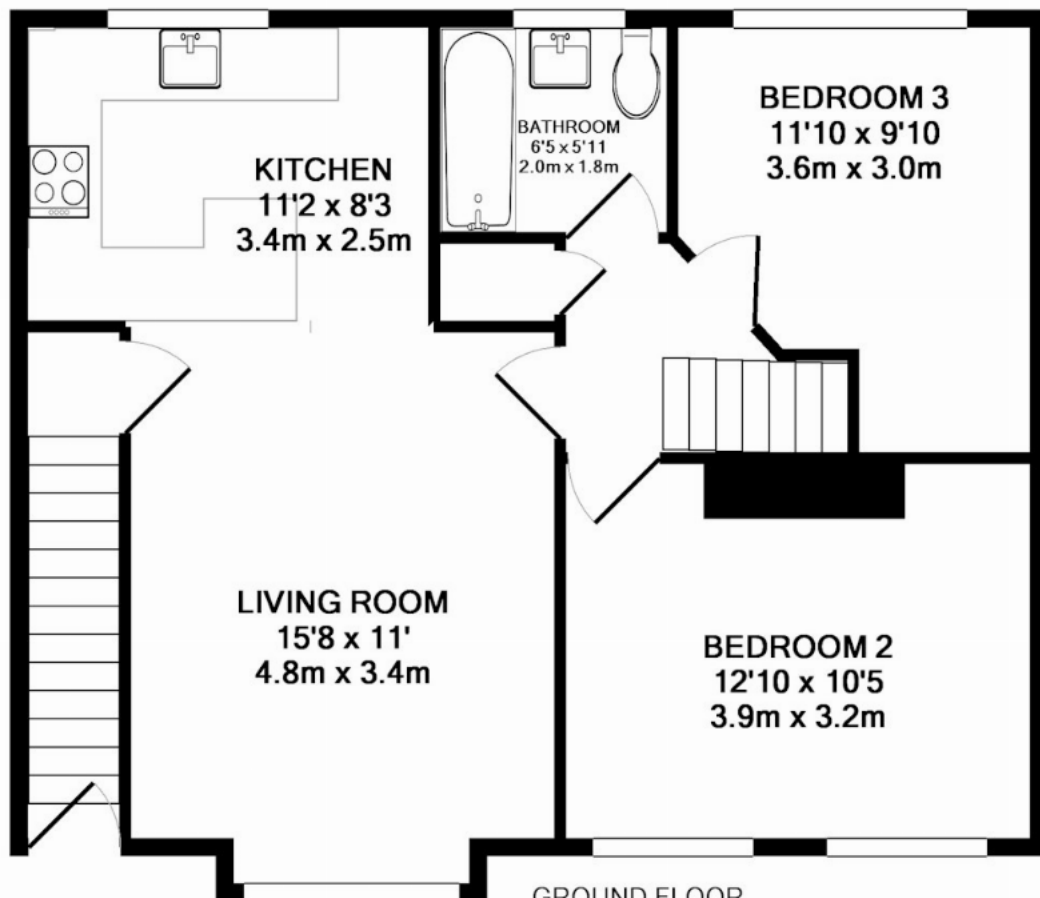
Berkeley Court perfectly combines convenience and charm, under half a mile from Harpenden's tree-lined centre with shops, pubs, and restaurants. Harpenden station, a 10-min walk, connects directly to St Pancras in under 30 mins, ideal for commuters.

Buyers Information: - 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.

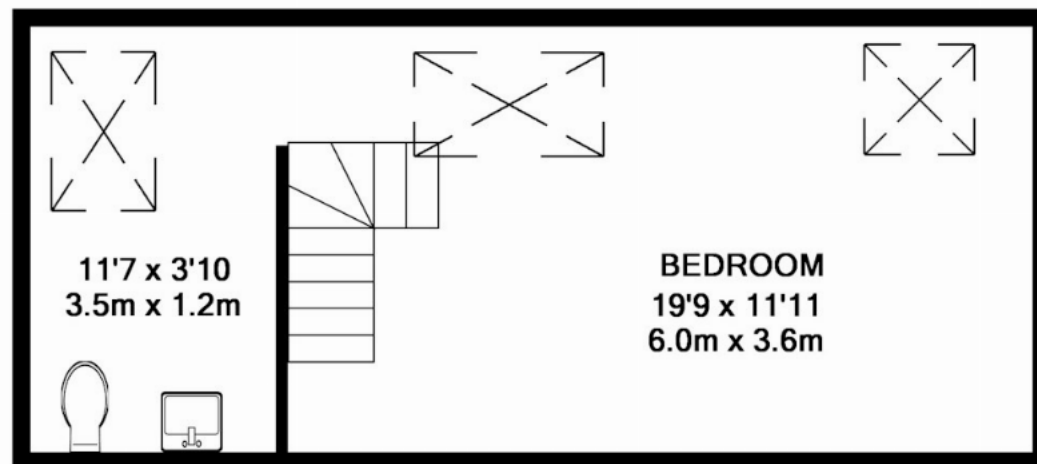








GROUND FLOOR
APPROX. FLOOR
AREA 609 SQ.FT.
(56.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 326 SQ.FT.
(30.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 935 SQ.FT. (86.8 SQ.M.)

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.