

 2 Bedrooms

 1 Bathroom

 1 Reception

 Communal Garden

 Residents Parking

 EPC Band C

Leasehold

Council Tax Band:  
D £2,229.54 (24/25)

Local Authority:  
St Albans District Council





Extremely well-presented 1st floor over 55's apartment, short level walk to Harpenden High Street.

### Description

Located less than half a mile from Harpenden Town Centre, this superb 1st floor apartment for over 55s offers a tranquil and private setting within a magnificent retirement complex featuring beautiful communal gardens, Residents & Visitors parking, gas central heating, and secure intercom entry. The bright and spacious accommodation includes a frontal aspect lounge/dining room, two double bedrooms, and a stunning fully tiled shower room. The luxury fully fitted kitchen boasts a range of wall and base cupboards, tiled splash backs, built-in oven and hob, extractor fan, dishwasher, breakfast bar, and eye-level microwave. Outside, the glorious communal gardens are mainly laid to lawn with stocked flower and shrub borders and a seating area. There is also a possibility that a new owner could gain permission to install a chair lift from the ground floor communal parts to the first-floor landing.

### Location

Hardenwick Court is a private development off Townsend Road, under half a mile from Harpenden's charming Victorian centre with shops, pubs, and restaurants. Harpenden station is a ten-minute walk away, offering 30-minute access to central London.



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.

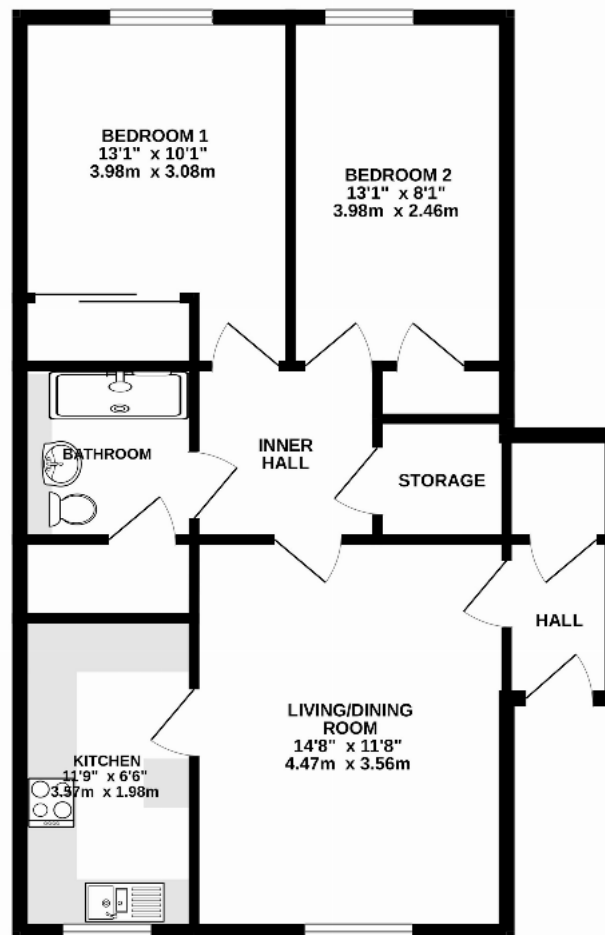












TOTAL FLOOR AREA : 678 sq.ft. (63.0 sq.m.) approx.

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.