



Ground floor apartment with two gardens & a garage

Berkeley Court, 48 Luton Road, Harpenden, Hertfordshire, AL5 2UN

Leasehold



- Two double bedrooms
- Ground Floor Maisonette
- Two sections of private garden
- Garage en bloc

A fantastic two double bedroom ground floor maisonette set in this desirable development of maisonette with no upper chain.

The maisonette comprises a reception room, kitchen/breakfast room, two bedrooms and a family bathroom. There is a single garage en bloc, two sections of private gardens (front and rear) and a dedicated off street parking space.

Local Information

Approx Mileages: Harpenden High Street - 0.5 miles, Harpenden Thameslink station (offering fast and frequent trains to London and St Pancras) - 0.7 miles, Luton International Airport - 6 miles.

Despite its village-like feel, Harpenden is an elegant and sophisticated market town with a bustling leafy tree-lined high street, which features a comprehensive range of eateries, boutiques and shops including a Waitrose, Marks & Spencer Food Hall and a Sainsbury's supermarket.

Harpenden is renowned for its large areas of parkland and extensive common with its popular rugby, golf, tennis and cricket clubs.

For the sports enthusiast there is an abundance of opportunities; Rothampsted Park offers a comprehensive sports complex including indoor pool and popular gymnasium, golfers will be spoiled for choice with three golf courses within the town.

Tenure: Leasehold – 99 years from July 2013.

Local Authority: St Albans District Council

Energy Performance: EPC Rating = D

Viewing: All viewings will be accompanied and are strictly by prior arrangement through Savills Harpenden Office.
Telephone: +44 (0) 1582 465 000.

Berkeley Court, 48 Luton Road, Harpenden, Hertfordshire, AL5 2UN
Gross Internal Area 641 sq ft, 59.6 m²
Garage 123 sq ft

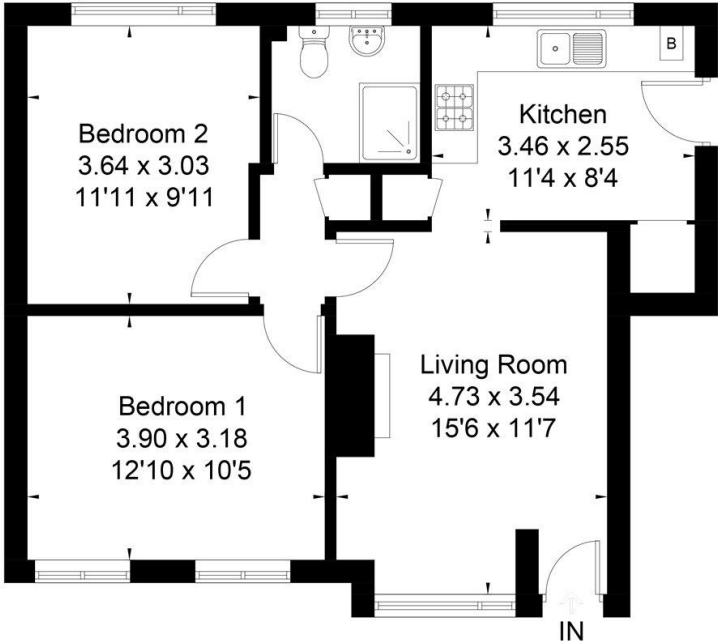


savills

savills.co.uk

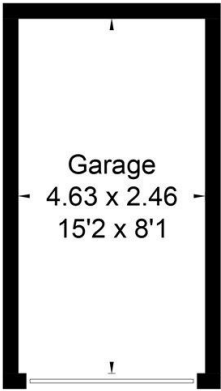
Kris Smith
 Harpenden
+44 (0) 1582 465 000
 kris.smith@savills.com

Approximate Area = 59.6 sq m / 641 sq ft
 Garage = 11.4 sq m / 123 sq ft
 Total = 71.0 sq m / 764 sq ft
 Including Limited Use Area (0.9 sq m / 10 sq ft)
 For identification only. Not to scale.
 © Fourwalls Group



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 234073



(Not Shown In Actual Location / Orientation)

Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20191011SMCD

