



Superb ground floor apartment with private terrace and in prime town location.

1 Arden Court, Arden Grove, Harpenden, Hertfordshire, AL5 4SJ

Leasehold



Stunning ground floor apartment • Private westerly facing sun terrace • Two double bedrooms with own en suites and one with dressing area • 'L' shaped sitting room • Fully fitted kitchen • Utility room • Residents parking • Just 0.2 miles from station and town centre

Local Information

Approx Mileages: Harpenden Station (St Pancras) 0.2 miles, Harpenden High Street 0.2 miles, St Albans 5 miles, M1 junction 9, 4.2 miles, London Luton Airport 7 miles.

Harpenden is a sophisticated market town boasting a vibrant High Street with a comprehensive range of eateries, boutiques and shops including Waitrose, Marks & Spencer Food and Sainsbury's supermarket.

Located approximately 0.2 of a mile from Harpenden Station, with its prompt commuter links to St Pancras, and Harpenden High Street, the property has all the key amenities on its doorstep. For the motorist, Junction 9 of the M1 provides a direct link to the M25.

Harpenden has a great choice of schools with both state and private options, and for all groups.

For the sports enthusiast there is an abundance of opportunities close by. Rothamsted has a large leisure complex, including indoor pool and popular gymnasium.

About this property

1 Arden Court is a fabulous ground floor apartment situated in a most convenient town centre location. The property is presented to the highest of

standards and offers bright and spacious living space over one level. The stylish interior, coupled with the well-proportioned rooms, makes this an ideal home for a professional couple of those looking to downsize. The apartment

The apartment offers numerous features including a main bedroom with en suite and dressing area, a utility room and a large private and enclosed sun terrace accessed from both the main reception room and the kitchen. This is the only apartment within the building that benefits from private outdoor space, so a real key attribute to those who like outdoor entertaining.

The apartment also benefits from one allocated parking space to the front of the building.

Tenure

Leasehold - 250 years from 2017

Local Authority

St Albans District Council

Energy Performance

EPC Rating = D

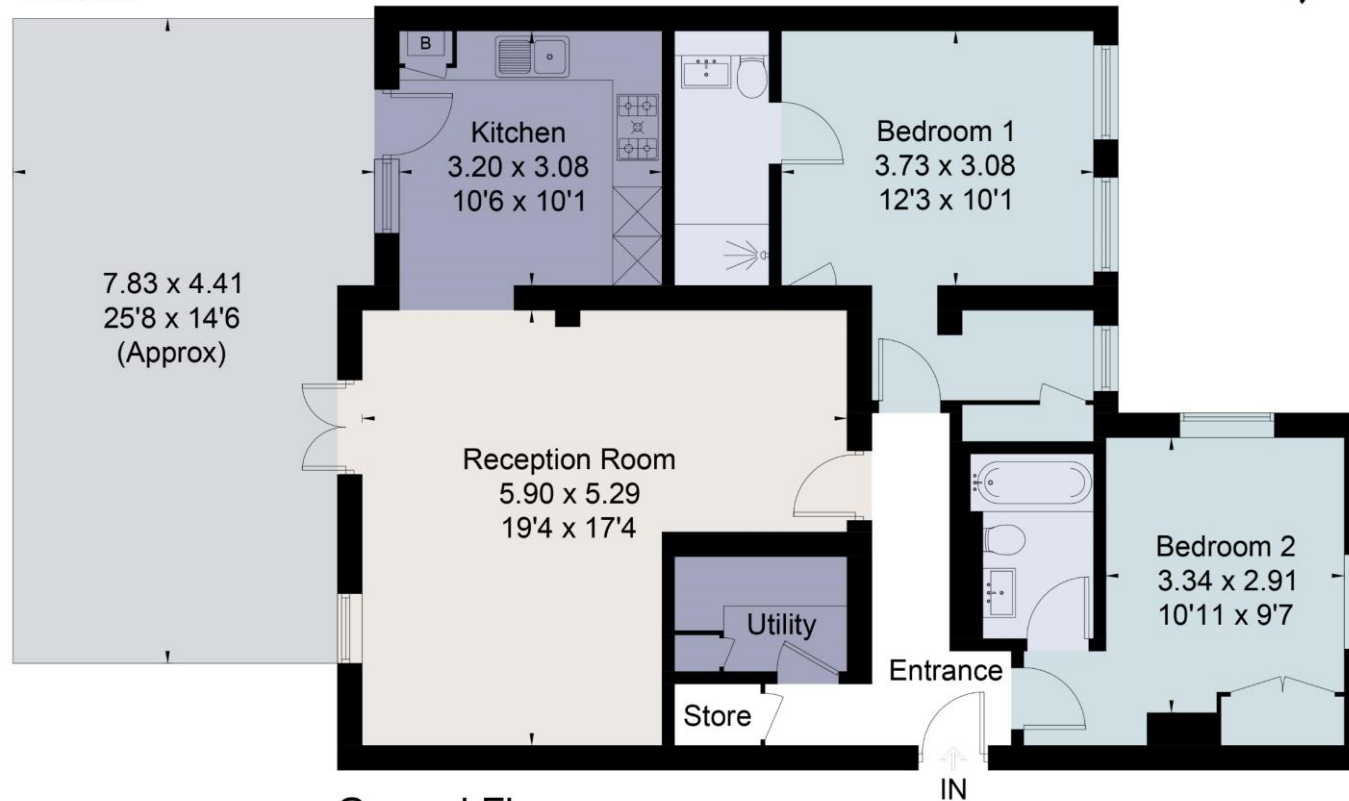
Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Harpenden Office. Telephone: 01582 465 000.





Approximate Area = 88.4 sq m / 951 sq ft
Including Limited Use Area (0.7 sq m / 7 sq ft)
For identification only. Not to scale.
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Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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