



**BRADFORD
& HOWLEY**
HARPENDEN | MARSHALSWICK | ST ALBANS

St Margarets Court, Cross Way, AL5 4FN
Guide Price £294,950

This stylish one-bedroom apartment built by the reputable and established local developers Tilsworth Homes is offered with NO UPPER CHAIN, is perfect for first-time buyers or investors.

Located in a sought-after residential area, it's just a short walk from Harpenden's mainline station, with fast trains into central London, and the bustling town centre, which boasts a variety of shops, restaurants, pubs, and cafés. For those who enjoy outdoor spaces, Batford Springs' green open areas are close by, along with two charming local pubs and a convenient store.

The property features a communal front door with a secure entry phone system, leading to the first floor. Inside, the welcoming L-shaped hallway includes a spacious built-in storage cupboard, ideal for keeping your living space organised.

The open-plan living area is bathed in natural light thanks to its southwest-facing window at the front and southeast-facing window to the side. The layout offers a warm and inviting atmosphere, with a cosy lounge area overlooking the front of the property, making it the perfect space to relax or entertain.

The contemporary kitchen is cleverly designed to maximise space and functionality, featuring sleek quartz worktops, a glass splashback, and a range of integrated appliances.

Excellent lighting enhances the modern aesthetic, making this a standout feature of the home.

The double bedroom, overlooking the front of the property, provides a comfortable retreat, while the luxury shower room impresses with its double-width walk-in shower, smoked glass screen, stylish Porcelanosa tiling, and superb lighting, creating a spa-like experience.

Other great features include downlighters fitted throughout the apartment, wiring for TV, satellite, DAB and telephone, video phone entry system. The apartments also have the added benefit of concrete flooring with underfloor heating throughout.

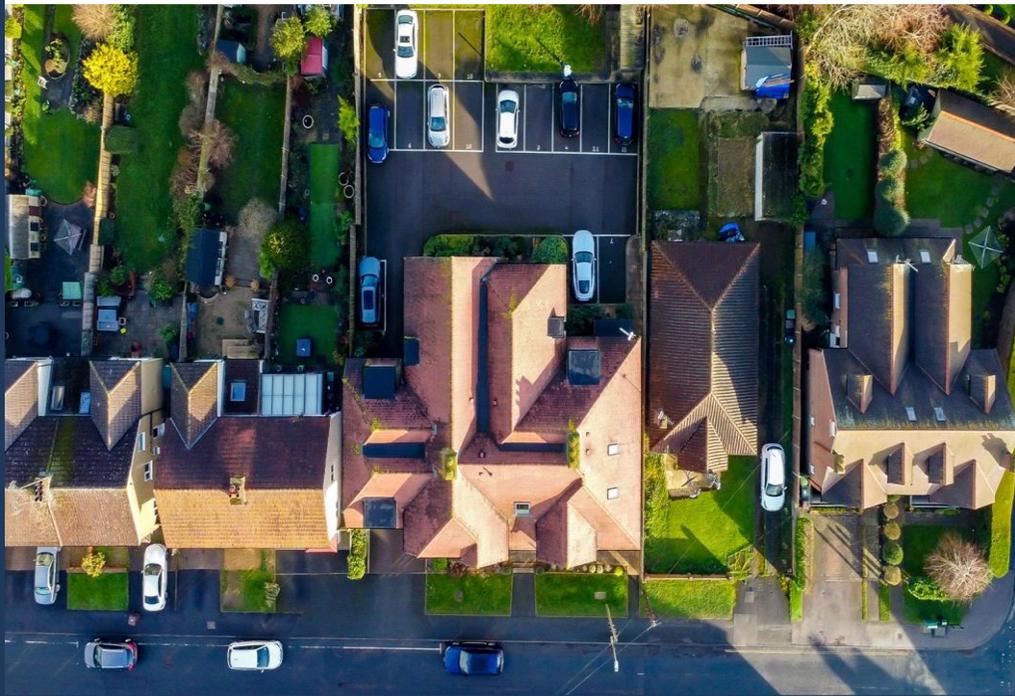
Surrounding the property, you'll find beautifully maintained communal gardens, as well as the convenience of an allocated parking space at the rear. This apartment seamlessly blends modern living with a highly desirable location, making it an opportunity not to be missed.

Tenure: Leasehold
Term of Lease: 125 Years From Jan 2019
Service Charge: £1,771pa For 2025
Ground Rent: £250pa For 2025
Council Tax Band: C
EPC Rating: B



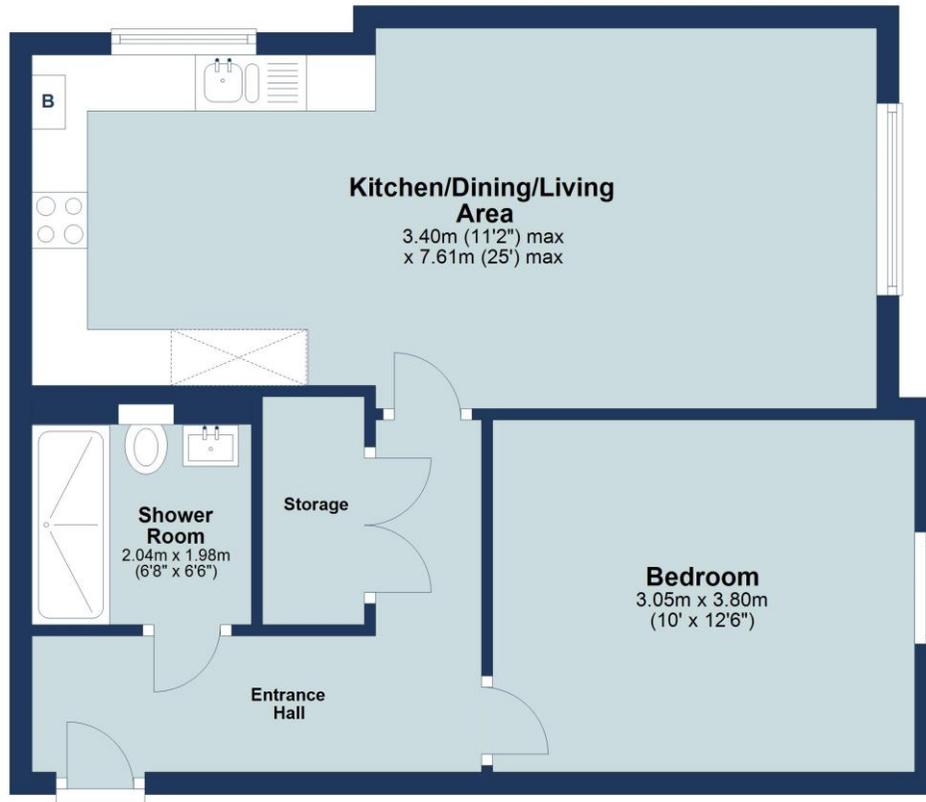






First Floor

Approx. 51.0 sq. metres (548.8 sq. feet)



Total area: approx. 51.0 sq. metres (548.8 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Plan produced using PlanUp.

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