



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

Aysgarth Close, Harpenden, AL5 5UG
Asking Price £300,000

Aysgarth Close offers a superb opportunity to secure a well-located two bedroom home in a cul-de-sac, just a short stroll from Harpenden town centre and mainline railway station—ideal for commuters and those who value easy access to local shops, cafés, and transport links.

This spacious first-floor apartment features a bright living room perfect for relaxing or entertaining, a separate fitted kitchen/breakfast room, and bathroom. The property also enjoys built-in storage, ensuring a practical and comfortable living space.

Surrounded by well-tended communal gardens, the property also benefits from residents' parking, adding further convenience. The combination of location, layout, and lifestyle makes this a fantastic choice for first-time buyers, investors, or anyone looking for a low-maintenance home in a convenient location.

Tenure: Leasehold

Term of Lease: 125 Years from October 1994

Service Charge: £1,494pa for 2025

Ground Rent: £10pa for 2025

Council Tax Band: C

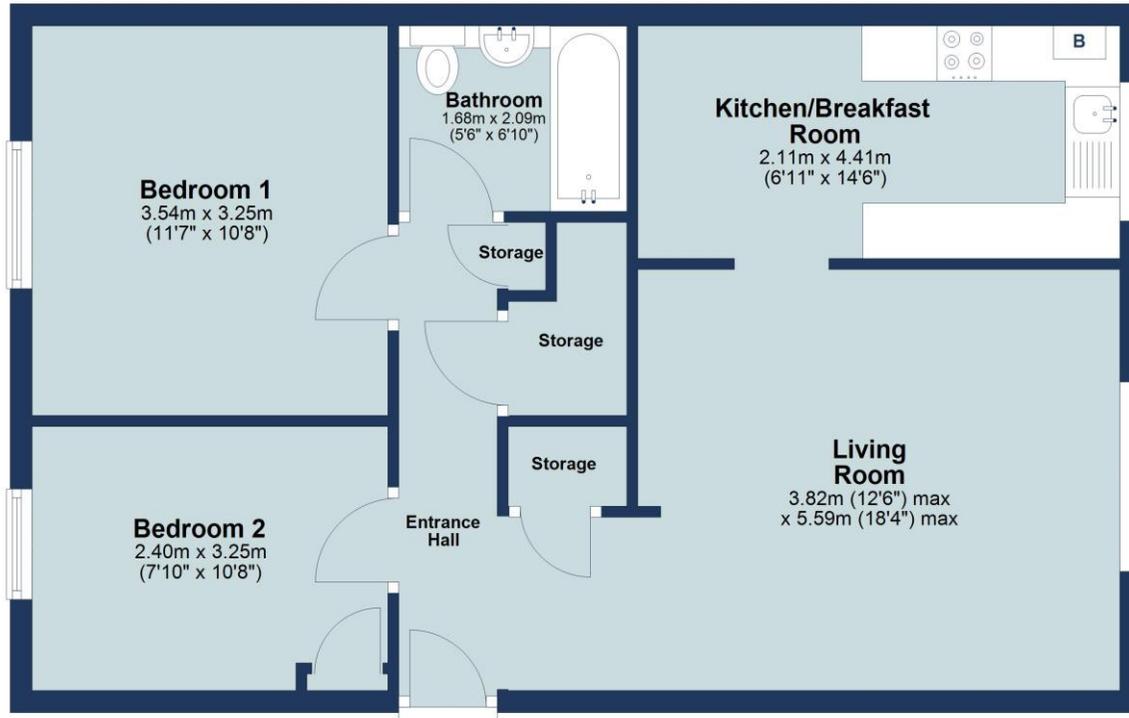
EPC Rating: C





First Floor

Approx. 60.0 sq. metres (645.5 sq. feet)



Total area: approx. 60.0 sq. metres (645.5 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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