



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

Star House, Sun Lane, Harpenden, AL5 4ET
Asking Price £435,000

Perfectly positioned in the very heart of Harpenden town centre, this beautifully presented TWO BEDROOM, TWO BATHROOM TOP FLOOR apartment offers stylish, low-maintenance living with the added benefit of a LONG LEASE and ALLOCATED PARKING.

Set within the sought-after Star House, the apartment welcomes you with a spacious entrance hall that immediately creates a sense of light and flow. From here, you are drawn into the impressive open-plan kitchen and living space, an ideal setting for both everyday living and entertaining. Doors open directly onto a private balcony the perfect spot to enjoy your morning coffee or unwind in the evening, taking in elevated town and treetop views.

The kitchen is thoughtfully designed to combine style and practicality, seamlessly connecting with the living area to create a sociable and contemporary environment. Whether hosting friends or enjoying a quiet night in, this space effortlessly adapts to modern lifestyles.

There are two bedrooms, both offering comfortable and flexible accommodation. The principal bedroom benefits from a well-appointed en-suite shower room, providing a private retreat, while a further modern bathroom serves the second bedroom and guests.

A useful storage cupboard off the hallway adds to the practicality of the home, ensuring clutter-free living.

Externally, residents benefit from a well-maintained communal rear garden, as well as the convenience of allocated parking to the rear, an especially valuable feature in such a central location.

Star House is exceptionally well placed for enjoying all that Harpenden has to offer. Local parks and green spaces are just moments away, ideal for leisurely walks or outdoor relaxation, while Harpenden mainline station is within easy walking distance, offering fast and direct links into London St Pancras.

The vibrant high street is right on your doorstep, boasting an excellent selection of independent coffee shops, restaurants, boutiques, and leisure facilities, creating a true sense of community and lifestyle appeal.

This superb apartment is perfectly suited to professionals, downsizers, or investors seeking a high-quality home in one of Hertfordshire's most desirable market towns.

Tenure: Leasehold
Term of Lease: 117 Years Remaining
Service Charge: £2,185pa For 2026
Ground Rent: £410pa For 2026
Council Tax Band: E
EPC Rating: B









Second Floor

Approx. 57.1 sq. metres (614.9 sq. feet)



Total area: approx. 57.1 sq. metres (614.9 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Balcony not included in total floor area.
Plan produced using PlanUp.

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