



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

Star House, Sun Lane, AL5 4ET
Asking Price £450,000

Enjoy living in this beautifully presented, bright and airy top floor apartment, perfectly positioned just a stone's throw from Harpenden High Street.

Offering stylish interiors and a wonderful sense of space, this impressive home benefits from a private balcony with attractive views across rooftops and mature trees — the ideal spot to relax with a morning coffee or unwind in the evening.

The well-planned accommodation begins with a welcoming entrance hall, complete with a useful storage cupboard, ideal for coats and household essentials. At the heart of the home is a spacious and contemporary open-plan kitchen/living area, thoughtfully designed to create a sociable and versatile living space.

Large doors open directly onto the balcony, flooding the room with natural light and enhancing the bright, airy feel throughout.

There are two generously sized bedrooms, both beautifully presented. The principal bedroom benefits from fitted wardrobes providing excellent storage and a modern en-suite shower room for added privacy and convenience. The second bedroom is ideal as a guest room, home office or additional living space.

A stylish family bathroom completes the internal accommodation.

Externally, the property further benefits from allocated residents' parking to the rear and well-maintained communal gardens, offering additional outdoor space to enjoy.

Ideally located, the apartment is within easy walking distance of the mainline station, providing direct access into London, making it perfect for commuters.

Harpenden town centre is also just moments away, offering a wide range of boutique shops, cafés, restaurants, and leisure facilities, combining vibrant town living with a welcoming community atmosphere.

Tenure: Leasehold
Term of Lease: 125 Years From March 2018
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 the total floor area.
Plan produced using PlanUp.

IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans, and measurements, these are not guaranteed, and they do not form part of any contract or tenancy. We have not tested any of the services, equipment, or fittings. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase or tenancy and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase or tenancy. You may download, store, and use the material for your personal use. You may not republish the material in any format without the consent of Bradford & Howley.

Looking to Sell or Let
your current home?



Scan me to request your FREE
Instant Online Valuation!

Fresh
FINANCIAL



Sign up for FREE mortgage monitoring today,
giving you peace of mind you are on the right
deal, every month.

We will compare your mortgage against
thousands of deals and send you a monthly
report.

Please note that mortgage monitoring does not
constitute mortgage advice.

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

f @bradfordandhowley
@ @bradfordandhowley
in @bradford-howley
@ @bradfordhowley4660

☎ 01582 769966
✉ harpenden@bradfordandhowley.com
📍 42 High Street, Harpenden, Herts, AL5 2SX

bradfordandhowley.com