



**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 rear garden, 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.

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