



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

Poets Court, Milton Road, AL5 5EW  
Asking Price £279,950

Offered to the market with the benefit of no upper chain, this well presented first floor flat is ideally located within the popular Poets area of Harpenden, set within a quiet cul-de-sac and within easy walking distance of the mainline station and town centre.

The property enjoys a bright and airy feel throughout, with well-arranged accommodation including a double bedroom, a separate living room and a kitchen, providing a practical and comfortable layout for everyday living.

Further benefits include allocated parking, adding convenience within this desirable residential setting.

Overall, this is an excellent opportunity for first-time buyers, professionals or investors seeking a well located and low maintenance home in one of Harpenden's most sought-after areas.

**Tenure: Leasehold**

**Term of Lease: 125 yrs from 1 Jan 1994**

**Service Charge: £1,900 PA for 2026**

**Ground Rent: £50 PA for 2026**

**Council Tax Band: C**

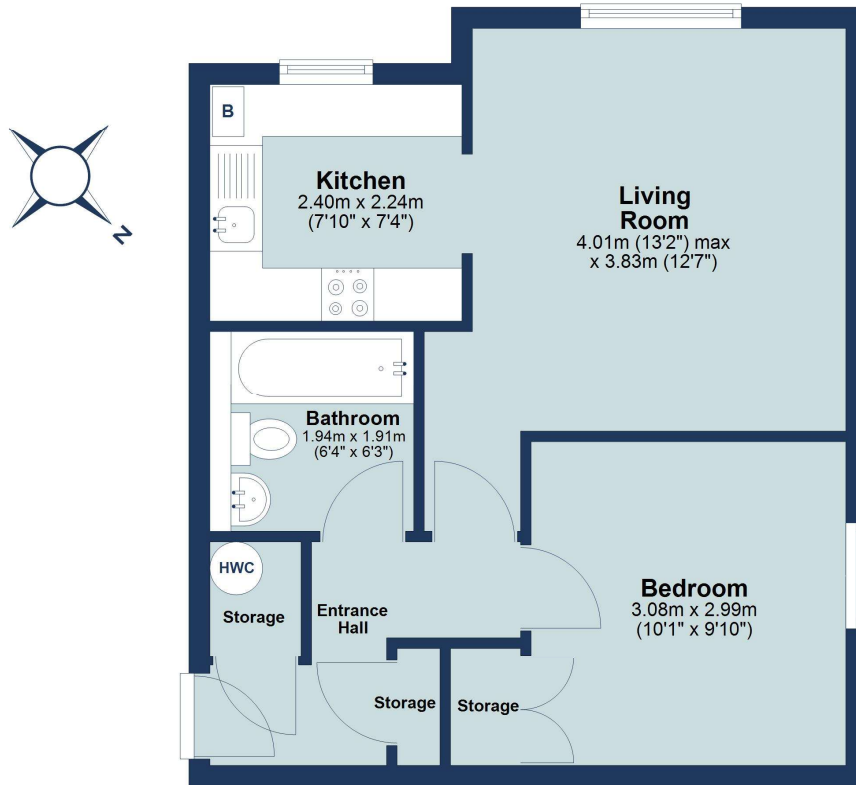
**EPC Rating: C**





## First Floor

Approx. 41.1 sq. metres (442.2 sq. feet)



Total area: approx. 41.1 sq. metres (442.2 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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