



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

**Chepstow, Douglas Road, Harpenden, AL5 2HW**  
**Asking Price £400,000**

Offered for sale with no upper chain, this well-presented ground floor apartment offers spacious and well-balanced accommodation throughout, together with the benefit of an impressive 950-year lease, making it an excellent opportunity for first-time buyers, downsizers, or investors alike.

The property comprises a door into a generous entrance hall, providing access to all principal rooms.

The spacious living room offers an ideal space for both relaxing and entertaining, while the separate kitchen is well-equipped with a range of fitted units and ample work surface space.

There are two well-proportioned double bedrooms, with the principal bedroom benefiting from fitted wardrobe storage. A family bathroom completes the accommodation.

Externally, the property is surrounded by attractive and well-maintained communal gardens, providing pleasant outdoor surroundings for residents to enjoy. In addition, there is residents' parking, adding further convenience.

Chepstow, Douglas Road is situated within the highly desirable Avenues area of Harpenden, just a short walk from the town centre and the mainline railway station, offering fast and convenient links into London.

Harpenden is a charming and vibrant town renowned for its excellent range of independent shops, cafés, restaurants, supermarkets, and leisure facilities.

The area also benefits from an abundance of parks and open green spaces, together with highly regarded schools, making it one of Hertfordshire's most sought-after locations.

**Tenure: Leasehold**  
**Term of Lease: 999 Years From July 1978**  
**Service Charge: £2,300pa For 2026**  
**No Ground Rent**  
**Council Tax Band: D**  
**EPC Rating: C**



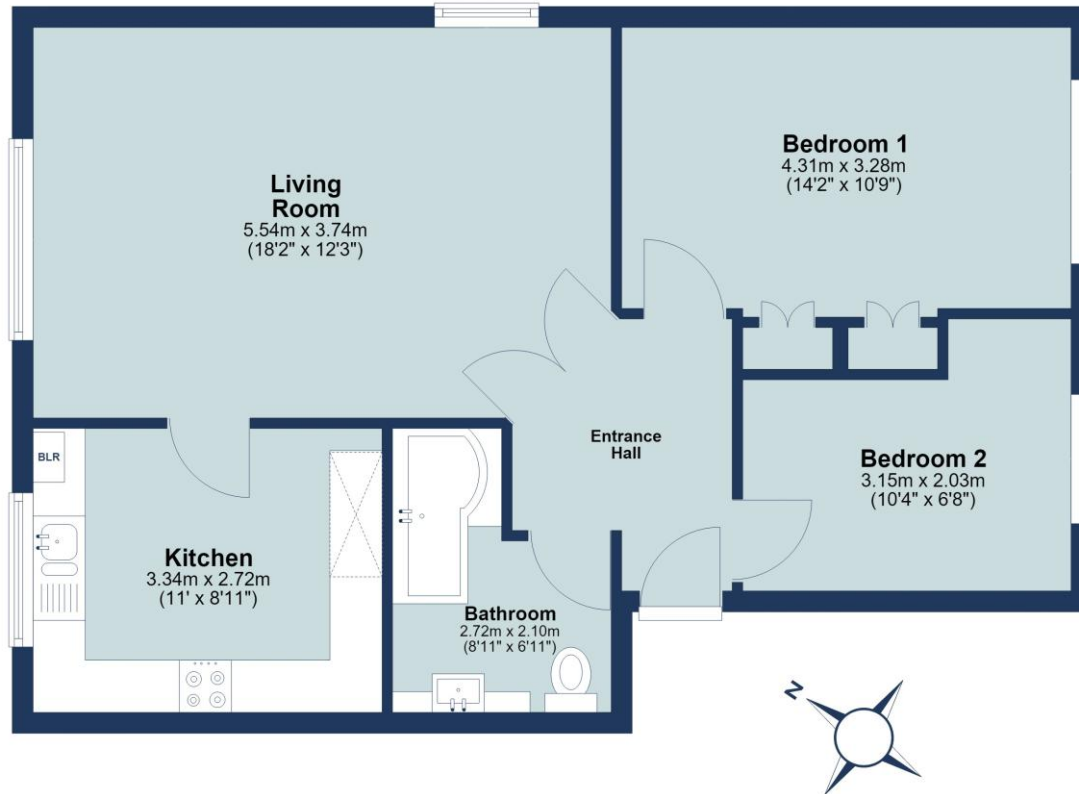






## Ground Floor

Approx. 60.2 sq. metres (647.8 sq. feet)



Total area: approx. 60.2 sq. metres (647.8 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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**f** @bradfordandhowley  
**@**bradfordandhowley  
**in** @bradford-howley  
**@**bradfordhowley4660

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