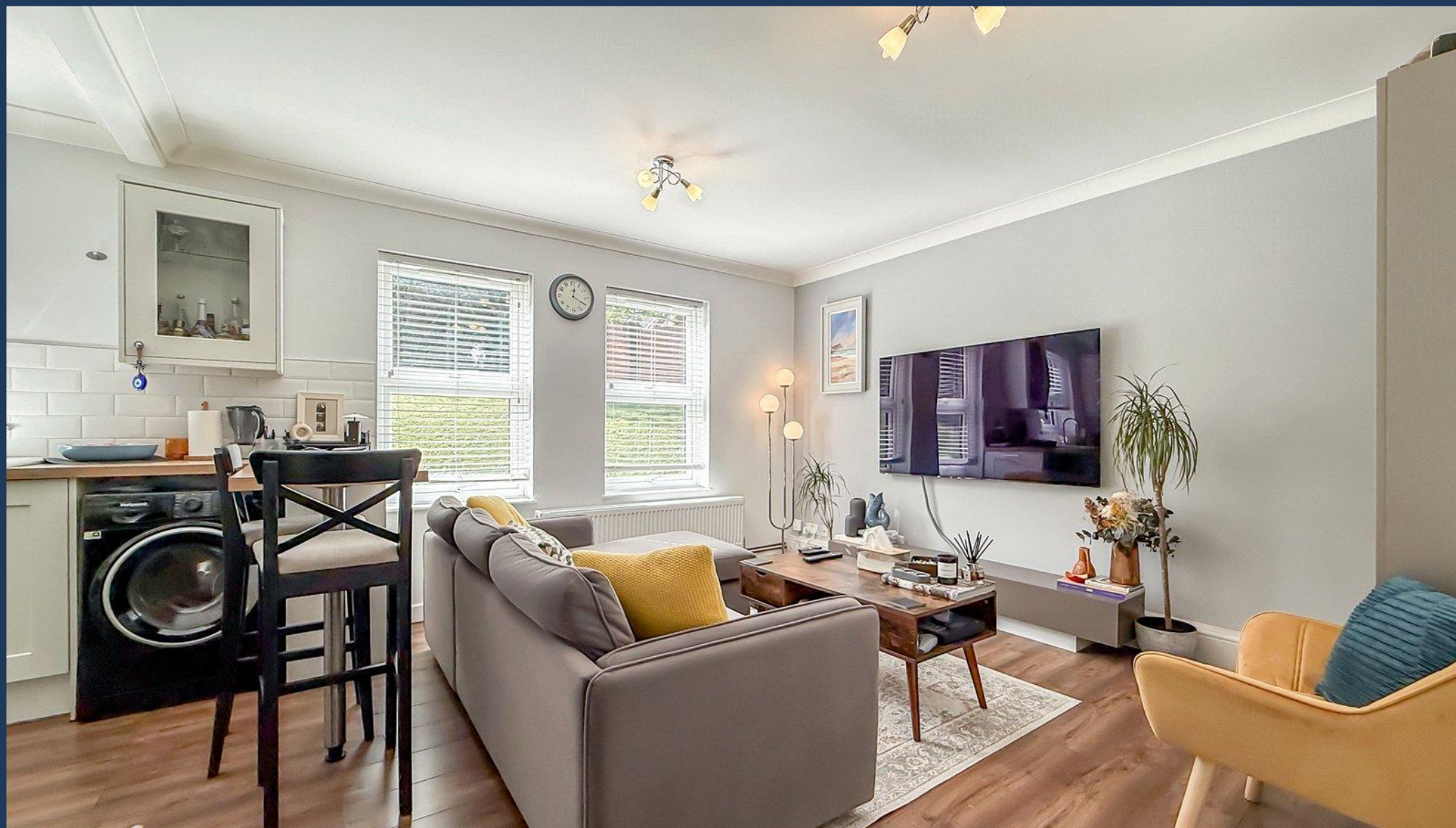




**BRADFORD
& HOWLEY**
HARPENDEN | MARSHALSWICK | ST ALBANS

Waldegrave Park, Harpenden, AL5 5SF
Asking Price £255,000

Enjoy comfortable living in this well-presented one-bedroom ground-floor flat, benefiting from a stylish interior, generous accommodation and a long lease.

The property comprises an entrance hall, bright and spacious open-plan living area, well-planned kitchen, generously sized double bedroom, modern bathroom and useful storage cupboards.

Externally, there is a convenient private storage cupboard to the front, while the property is surrounded by well-maintained communal gardens. Residents' parking is also available.

Ideally located for access to Harpenden town centre and the mainline railway station, this attractive property offers an excellent opportunity for first-time buyers, investors or those looking for a convenient home close to local amenities and transport links.

Tenure: Leasehold

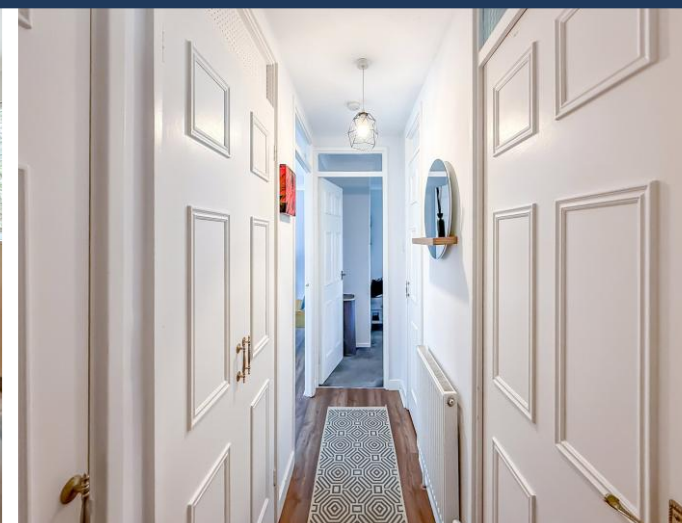
Term of Lease: 189 Years From September 1990

Service Charge: £TBC

Ground Rent: £TBC

Council Tax Band: B

EPC Rating: C





Ground Floor

Approx. 47.0 sq. metres (505.4 sq. feet)



Total area: approx. 47.0 sq. metres (505.4 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
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.

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