



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

Verulam House, 110 Luton Road, Harpenden, AL5 3DU
Asking Price £250,000

Offered for sale with no upper chain, this stylish one bedroom ground floor apartment is an excellent opportunity for first-time buyers, investors or those looking for a low-maintenance home in a highly desirable Hertfordshire location. A particular feature of the property is its own private terrace, providing a lovely outdoor space to relax, entertain or enjoy a morning coffee.

The property is approached via a communal entrance with a secure entry phone system, providing both convenience and peace of mind. From the communal entrance area, a private front door opens into the apartment.

Once inside, the accommodation leads into a bright and spacious dual-aspect living area, which provides a versatile space for both relaxing and dining. The room benefits from an excellent amount of natural light and, importantly, has doors opening directly onto the private terrace, creating a pleasant connection between the indoor and outdoor living spaces.

The stylish kitchen area is neatly incorporated into the living space and provides a practical and contemporary area for preparing meals. A separate utility cupboard offers useful additional storage and space for household appliances, helping to keep the main living area neat and uncluttered.

To the rear of the property is a well-proportioned double bedroom, providing a comfortable and peaceful space away from the main living accommodation. A modern bathroom completes the internal accommodation.

Externally, the property benefits from allocated parking for one car to the front, which is a valuable addition and particularly convenient for residents and visitors. The property is ideally positioned for access to the many amenities available in Harpenden, with a range of day-to-day facilities within walking distance, to include a Tesco Express and The Yard Pizzeria.

The main town centre is also within comfortable walking distance, while regular bus services provide an alternative means of getting into the centre.

Harpenden is a highly regarded Hertfordshire town, offering an attractive combination of excellent amenities, green open spaces and convenient transport links. The town centre provides a good selection of shops, cafés, restaurants, supermarkets and everyday services, whilst the surrounding area offers plenty of opportunities for walking, recreation and enjoying the outdoors.

The town is particularly well known for its attractive open spaces, including Harpenden Common and Rothamsted Park, providing a pleasant setting for those looking to enjoy the benefits of town living whilst still having easy access to green surroundings.

For commuters, Harpenden benefits from a Thameslink railway station, offering regular services towards London and Bedford and providing convenient access to the capital. The property's location also gives good road access towards St Albans, Luton and the wider motorway network.

London Luton Airport is also conveniently located for those who travel regularly, making the area particularly appealing to both business and leisure travellers. The combination of Harpenden's excellent local amenities, proximity to St Albans, and transport connections into London makes it a popular choice for a wide range of buyers.

Tenure: Leasehold
Term of Lease: 125 Years From December 2016
Service Charge: £TBC
Ground Rent: £TBC
Council Tax Band: C
EPC Rating: C









Ground Floor

Approx. 36.6 sq. metres (394.0 sq. feet)



Total area: approx. 36.6 sq. metres (394.0 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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