



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

Balfour Court, Station Road, AL5 4XS
Asking Price £340,000

Currently let at £1,500 per month.

Offered for sale with No Upper Chain, this well-presented two bedroom first floor apartment is ideally situated within walking distance of the mainline station and town centre, making it perfect for commuters, first-time buyers or investors.

The accommodation comprises a welcoming entrance hall with a useful storage cupboard, leading through to a bright dual-aspect open plan living space with a stylish, modern kitchen and ample room for both seating and dining. There are two good-sized bedrooms and a well-appointed bathroom.

Externally, the property benefits from a single garage en-bloc and well-maintained communal grounds. It is also conveniently located within walking distance of local schooling and Batford Springs Nature Reserve, offering pleasant outdoor space nearby.

Tenure: Leasehold

Term of Lease: 999 Years From March 1990

Service Charge: £1,041pa For 2026

Ground Rent: No Ground Rent

Council Tax Band: D

EPC Rating: C





First Floor

Approx. 50.4 sq. metres (542.4 sq. feet)



Total area: approx. 50.4 sq. metres (542.4 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide.
Plan produced using PlanUp.

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