



77 Luton Road, Harpenden, AL5 3BA  
Asking Price £375,000





NO ONWARD CHAIN! A Two-bedroom ground floor apartment forming part of a Victorian Semi-Detached property.

Ideally situated within walking distance of Harpenden mainline station, Town Centre, and popular schools.

The property benefits from a Share of Freehold Tenure and a private courtyard garden.

Spacious accommodation comprising of; Kitchen / Breakfast Room, Living Room with feature fireplace and sash bay window, Master Bedroom with feature fireplace and french doors to the garden, Second Double Bedroom and Bathroom.

Leasehold - Share of Freehold Tenure 943 years remaining.

Ground Rent per annum £0.

Service Charge per annum £0.

Council Tax Band: C

- NO ONWARD CHAIN!
- GROUND FLOOR APARTMENT
- FEATURE FIREPLACES
- COURTYARD GARDEN
- SHARE OF FREEHOLD
- TWO BEDROOMS
- EXPOSED WOOD FLOORING
- WALK TO STATION AND TOWN CENTRE

**Kitchen / Breakfast Room**

**Living Room**

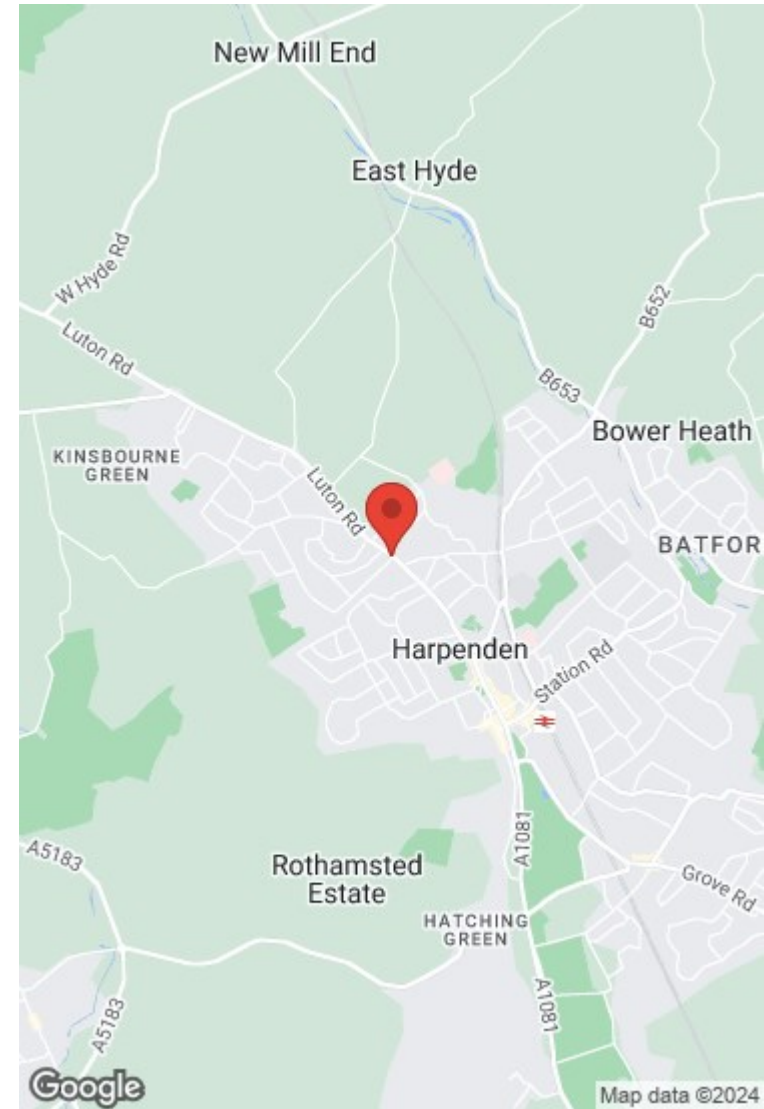
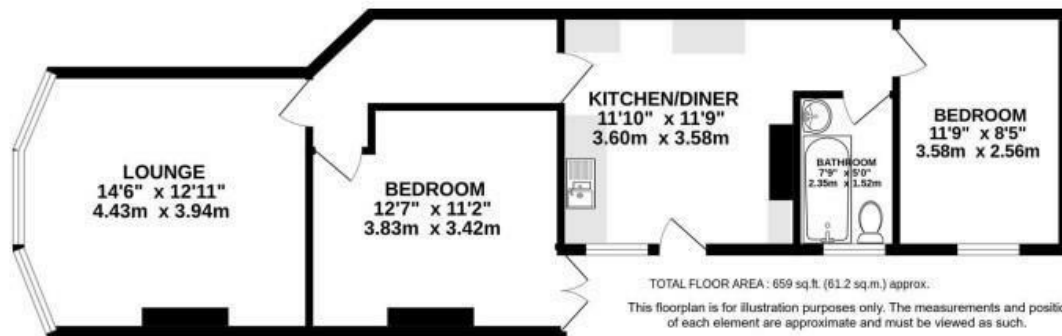
**Master Bedroom**

**Second Bedroom**

**Bathroom**

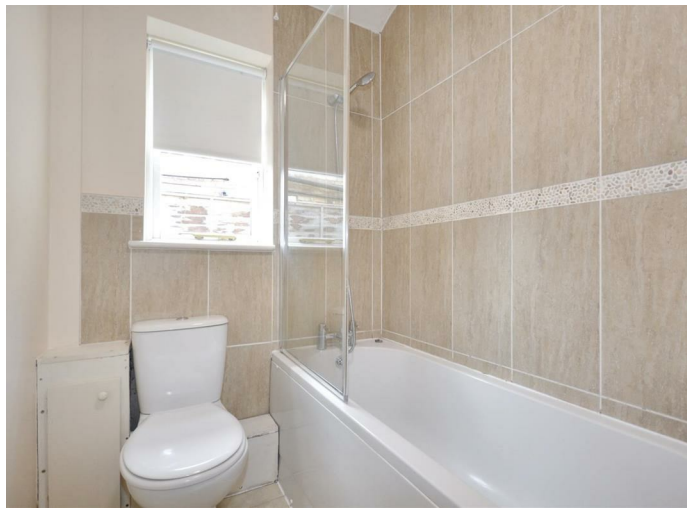
**Private Courtyard Garden**





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this company's employment has the authority to make or give any representation or warranty in respect of the property.

16 London Road, St Albans, Hertfordshire, AL1 1NG  
Tel: 01727 581239 Email: [sales@spaceestates.com](mailto:sales@spaceestates.com)  
[www.spaceestates.com](http://www.spaceestates.com)