 2 Bedrooms

 1 Bath/Shower Room

 1 Reception Room

 Parking

 Communal Grounds

 EPC Band C

Council Tax  
Band: D £2,229.54  
April 24/March 25  
Lease 125 years from 1985  
Service Charge £336.75 per month  
Local Authority  
St Albans District Council

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for life's great moves

**Hardenwick Court, Townsend Road, Harpenden, AL5 4HY**  
**Guide Price £375,000 Leasehold**



## 4 Hardenwick Court, Townsend Road, Harpenden

An extremely well presented 1st floor over 55's apartment located withing a short level walk to Harpenden High Street.

🏡 First Floor 2 Bedroom Apartment

🏡 Over 55's

🏡 Flat Walk to Harpenden Town

🏡 Close to Local Shops

🏡 Offered in Excellent Condition

🏡 Double Shower Cubical

🏡 Secure Entry System

### Description

Located less than half a mile from Harpenden Town Centre, this super 1st floor over 55's apartment enjoys a peaceful and private position within this magnificent retirement complex which benefits from gorgeous communal gardens, Residents & Visitors parking, gas fired central heating and secure intercom entry system.

The bright, airy and spacious accommodation comprises a frontal aspect lounge/dining room, two double bedrooms and stunning fully tiled shower room.

The luxury fully fitted kitchen has a range of wall and base storage cupboards, tiled splash backs, built in oven and hob, extractor fan, dishwasher, breakfast bar and eye level microwave.

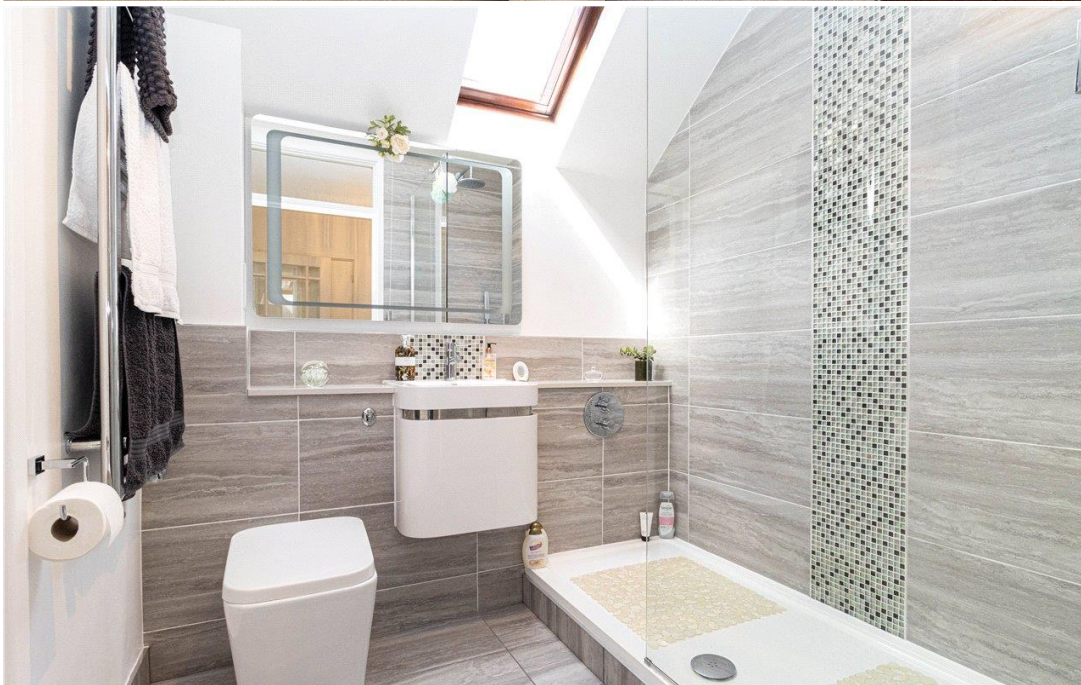
Outside, the glorious communal gardens are laid mostly to lawn with a selection of stocked flower and shrub borders and seating area.

### Location

Hardenwick Court is a private development located off Townsend Road and less than half a mile from Harpenden's Victorian tree-lined centre, which boasts a pleasant assortment of shops, pubs and restaurants, whilst Harpenden station is just under a ten minute walk and provides access to central London in just under 30 minutes.



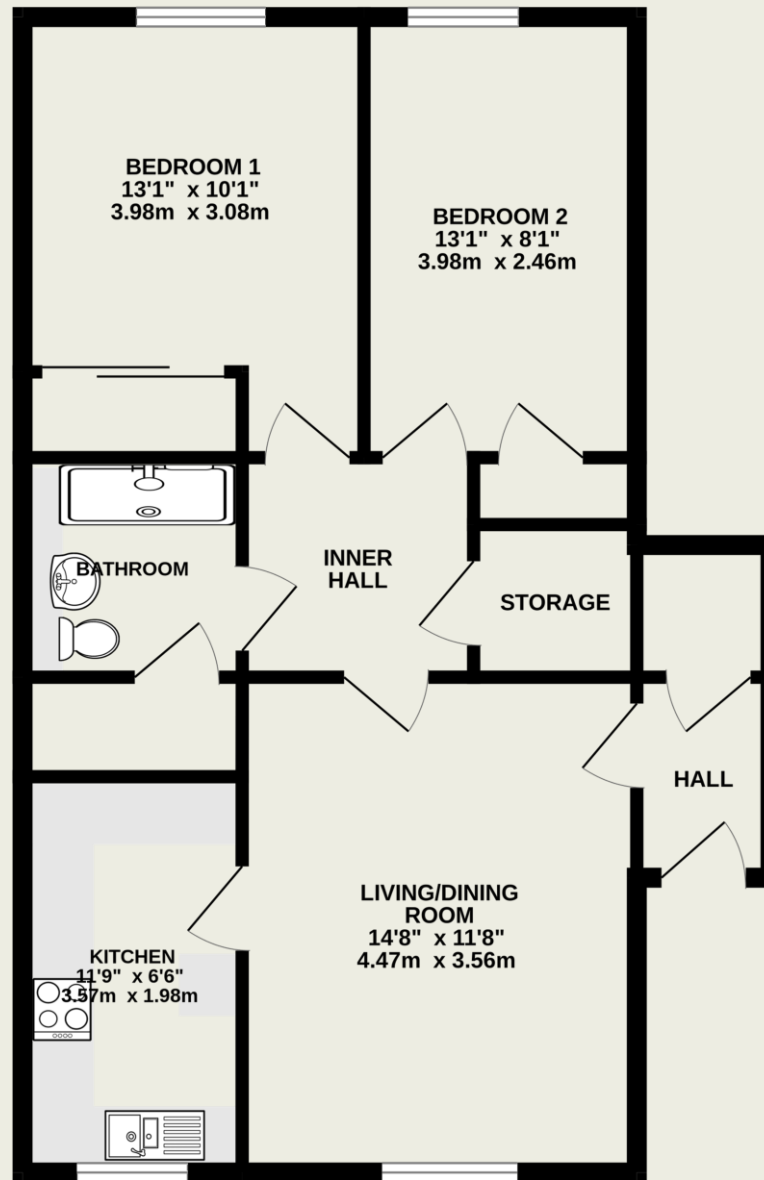




**Important Information**

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TOTAL FLOOR AREA : 678 sq.ft. (63.0 sq.m.) approx.

This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.