


**Bryant Court
Hollybush Lane
AL5 4BH**

 2 Bedrooms

 1 Bath/Shower Room

 1 Reception Room

 1 Parking Space

 Communal Grounds

 EPC Band C



Council Tax
Band: C £1,981.82 April 24/March 25
St Albans District Council
Lease - 999 years from November 1982
Service Charge - £1,953.44 per annum

Guide Price
£375,000 Leasehold

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Bright and spacious two bedroom first floor apartment, set in an idyllic central location only minutes from the town centre and station.

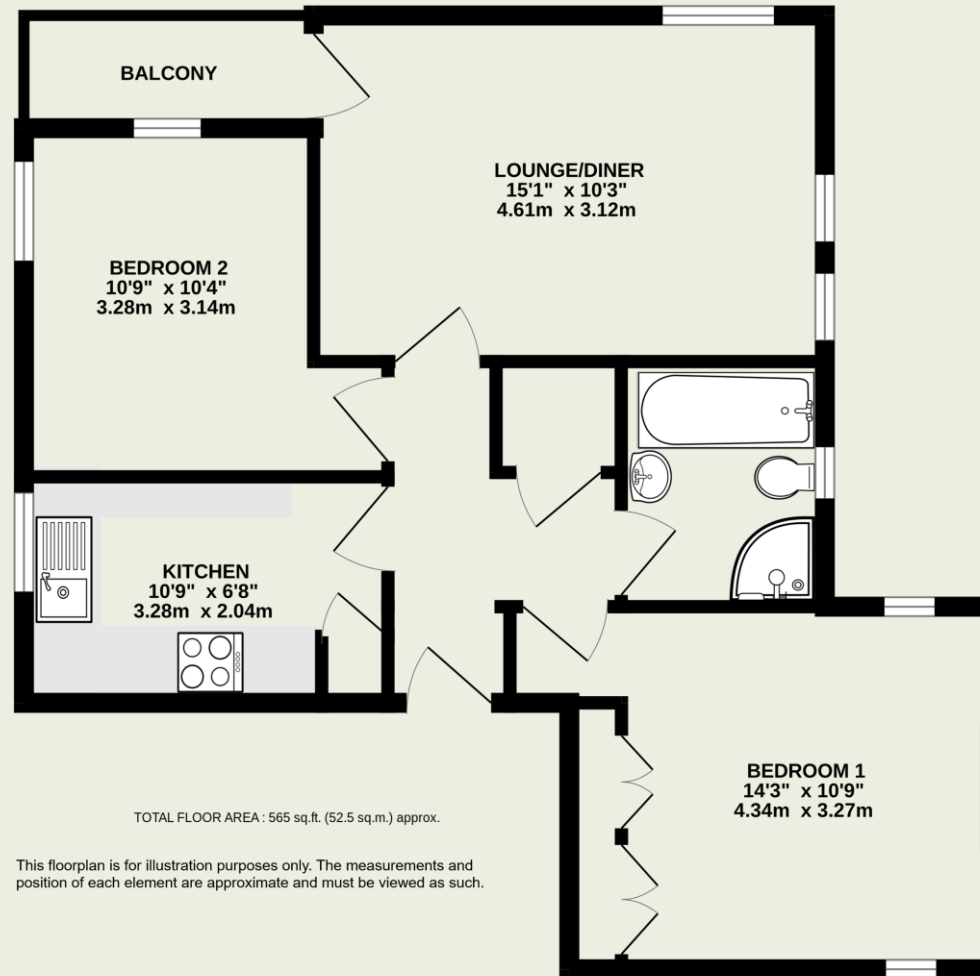
Description

Nestled in the heart of the prestigious 'Poets area,' this beautifully refurbished first-floor apartment combines charm, space, and convenience in an idyllic setting. Boasting a generous layout, the home features a welcoming entrance hall with built-in storage, currently being used as a utility cupboard, two spacious double bedrooms, a modern bathroom, and a well-appointed kitchen with ample work surface space.

The bright and airy living/dining room area opens onto a private balcony with room for table and chairs, offering serene views of the meticulously maintained communal gardens. Situated in the sought-after Bryant Court, this exceptional development provides immaculate grounds, plentiful residents' parking, and the reassurance of a secure entry phone system, making it a truly delightful place to call home.

Location

The sought-after 'Poets' area of Harpenden offers a unique blend of characterful homes that reflect the rich history of the town's development. This delightful property enjoys a prime location in the heart of Harpenden, just a short stroll from the charming Victorian town centre. Here, you'll find a picturesque, tree-lined High Street brimming with boutique shops, exceptional restaurants, and welcoming pubs.



Important Information

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