



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

Gerard Court, Hitherfield Lane, AL5 4JA
Guide Price £750,000

CHAIN FREE

Top floor apartment with lift access forming part of a prestigious town centre development, adjacent to Lydekker Park.

The property features well planned spacious accommodation, beautifully presented throughout, together with lovely well-kept grounds, a single garage, and residents parking.

Comprising of a spacious reception hall, stunning re-fitted modern kitchen/breakfast room, delightful open plan living/dining room, two double bedrooms, ensuite bathroom and additional guest shower room.

Gerard Court is situated in a highly sought after location with a short, level walk to the High Street and mainline railway station. Harpenden town centre features a great mix of restaurants, boutique shops, public houses, and supermarkets.

Tenure: Leasehold
Term of Lease: 93 Years 2 Months
Service Charge: £3,138
Council Tax Band: G
EPC Rating: C



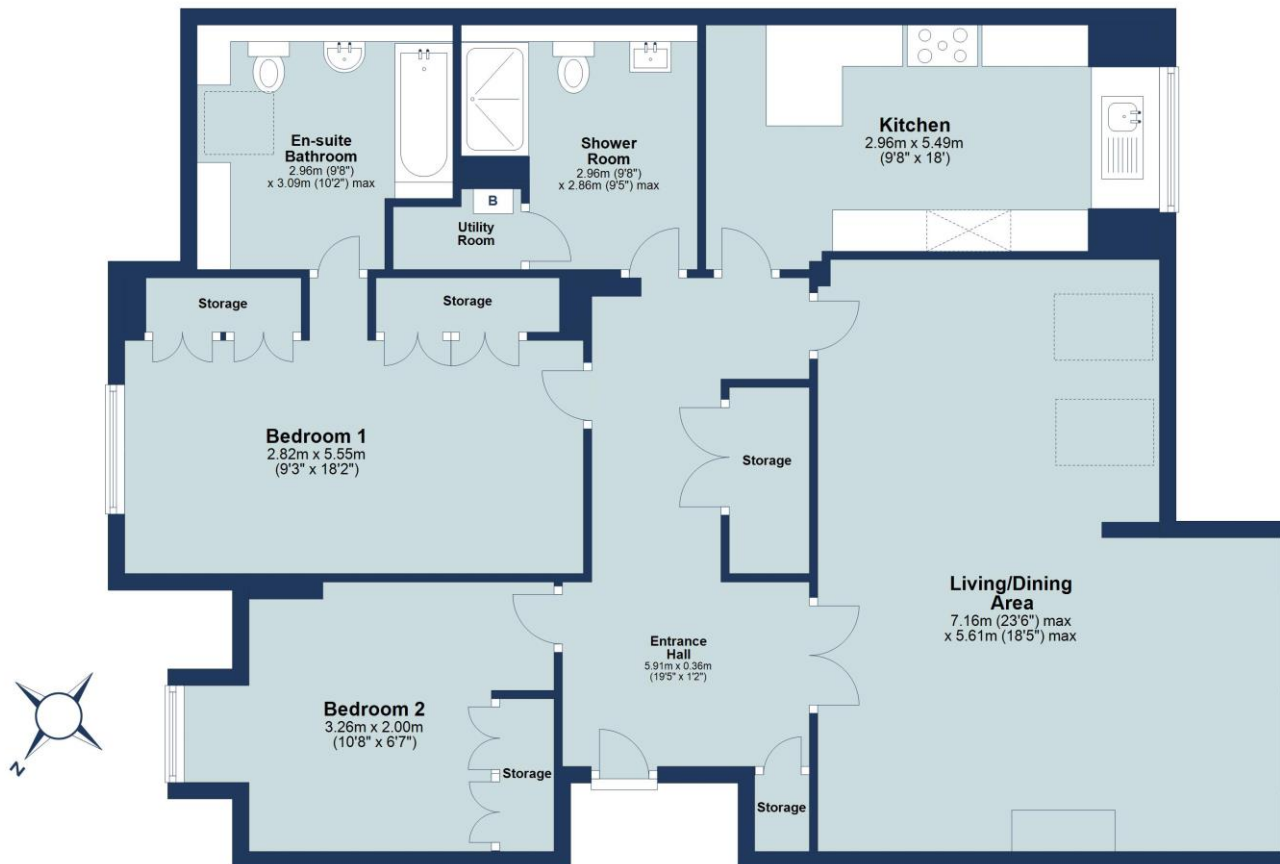






Second Floor

Approx. 121.4 sq. metres (1307.1 sq. feet)



Total area: approx. 121.4 sq. metres (1307.1 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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f @bradfordandhowley
@bradfordandhowley
in @bradford-howley
@bradfordhowley4660

01582 769966
harpenden@bradfordandhowley.com
42 High Street, Harpenden, Herts, AL5 2SX

bradfordandhowley.com