



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

Balfour Court, Station Road, AL5 4XT
Guide Price £345,000

A beautifully presented first floor maisonette with bright and airy accommodation forming part of this popular, modern development in a desirable location close to local amenities. The property would make an IDEAL FIRST TIME BUY OR INVESTMENT.

A private door takes you into the entrance porch, where there is a staircase up to the first floor landing. A good sized living/dining room with feature window overlooking communal grounds. A modern fitted kitchen, two good sized bedrooms and a stylish bathroom suite complete the accommodation.

Outside there is a single garage along with well-maintained communal grounds. Balfour Court is close to Batford Springs Nature Reserve and is approximately one mile from the mainline railway station and Harpenden town centre, which offers a wide variety of boutique shops, restaurants, and pubs.

Tenure: Leasehold

Term of Lease: 999 Years From March 1990

Service Charge: £951 PA For 2024

Ground Rent: £0 PA For 2024

Council Tax Band: D

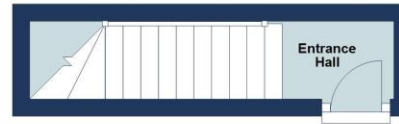
EPC Rating: C





Ground Floor

Approx. 3.9 sq. metres (41.9 sq. feet)



First Floor

Approx. 60.4 sq. metres (649.7 sq. feet)



Total area: approx. 64.2 sq. metres (691.6 sq. feet)

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

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