



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

Crosthwaite Court, Stewart Road, AL5 4RN  
Asking Price £365,000

Offered for sale with NO UPPER CHAIN is this well-presented two double bedroom ground floor apartment, complete with the added benefit of secure underground garage parking. The property features a welcoming entrance hall with generous storage, a spacious open plan kitchen, living and dining area, two well-proportioned double bedrooms with further storage, and a stylish, modern bathroom.

Surrounded by communal gardens, the development offers a pleasant setting within easy walking distance of Harpenden's mainline station and vibrant town centre. The property also benefits from close proximity to highly regarded schools, making it an excellent choice for both professionals and families.

Harpenden itself is a thriving town with a wealth of independent shops, cafés and restaurants, along with excellent leisure facilities. With fast and frequent rail services into London St Pancras, it provides the perfect balance between town convenience and countryside charm.

**Tenure: Leasehold**

**Term of Lease: 999 Years From September 1972**

**Service Charge: £TBC**

**Ground Rent: £TBC**

**Council Tax Band: D**

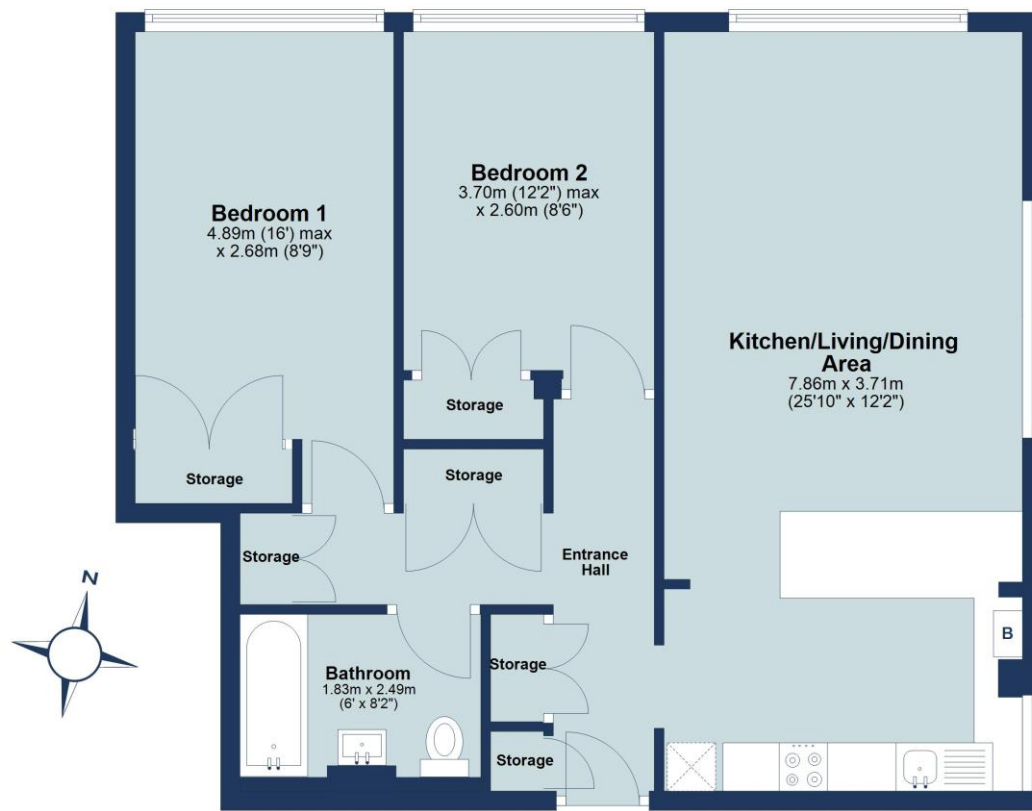
**EPC Rating: D**





## Ground Floor

Approx. 69.0 sq. metres (742.9 sq. feet)



Total area: approx. 69.0 sq. metres (742.9 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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