



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

Harpenden Rise, Harpenden, AL5 3BG
Asking Price £300,000

This beautifully maintained one-bedroom first floor flat, offered for sale with NO UPPER CHAIN and a LONG LEASE, presents an excellent opportunity for both homeowners and investors. A standout feature of this property is its private rear garden, along with resident off-street parking for added convenience.

Inside, the flat is well-proportioned, bright, and welcoming, offering a stylish and comfortable living space. Additionally, there is an option to PURCHASE THE FREEHOLD.

Currently tenanted, the occupants have expressed a desire to remain should an investor acquire the property ensuring immediate rental income and a seamless transition. If purchased by an owner-occupier, the tenants are aware they will need to vacate.

Situated in a sought-after, well-established location, this home is within easy reach of local amenities, excellent transport links, and recreational facilities, making it a desirable choice for a range of buyers.

Tenure: Leasehold

Term of Lease: 999 Years From July 1971

Service Charge: Further Details Upon Request

Ground Rent: Further Details Upon Request

Council Tax Band: D

EPC Rating: D





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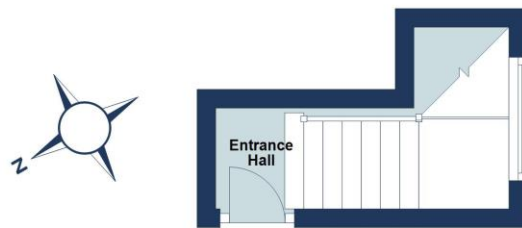
First Floor

Approx. 45.9 sq. metres (494.3 sq. feet)



Ground Floor

Approx. 4.3 sq. metres (46.5 sq. feet)



Total area: approx. 50.2 sq. metres (540.8 sq. feet)

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

IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans, and measurements, these are not guaranteed, and they do not form part of any contract or tenancy. We have not tested any of the services, equipment, or fittings. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase or tenancy and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase or tenancy. You may download, store, and use the material for your personal use. You may not republish the material in any format without the consent of Bradford & Howley.

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