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ST JOHNS COURT  
HARPENDEN  
AL5 1DL

Asking Price £310,000

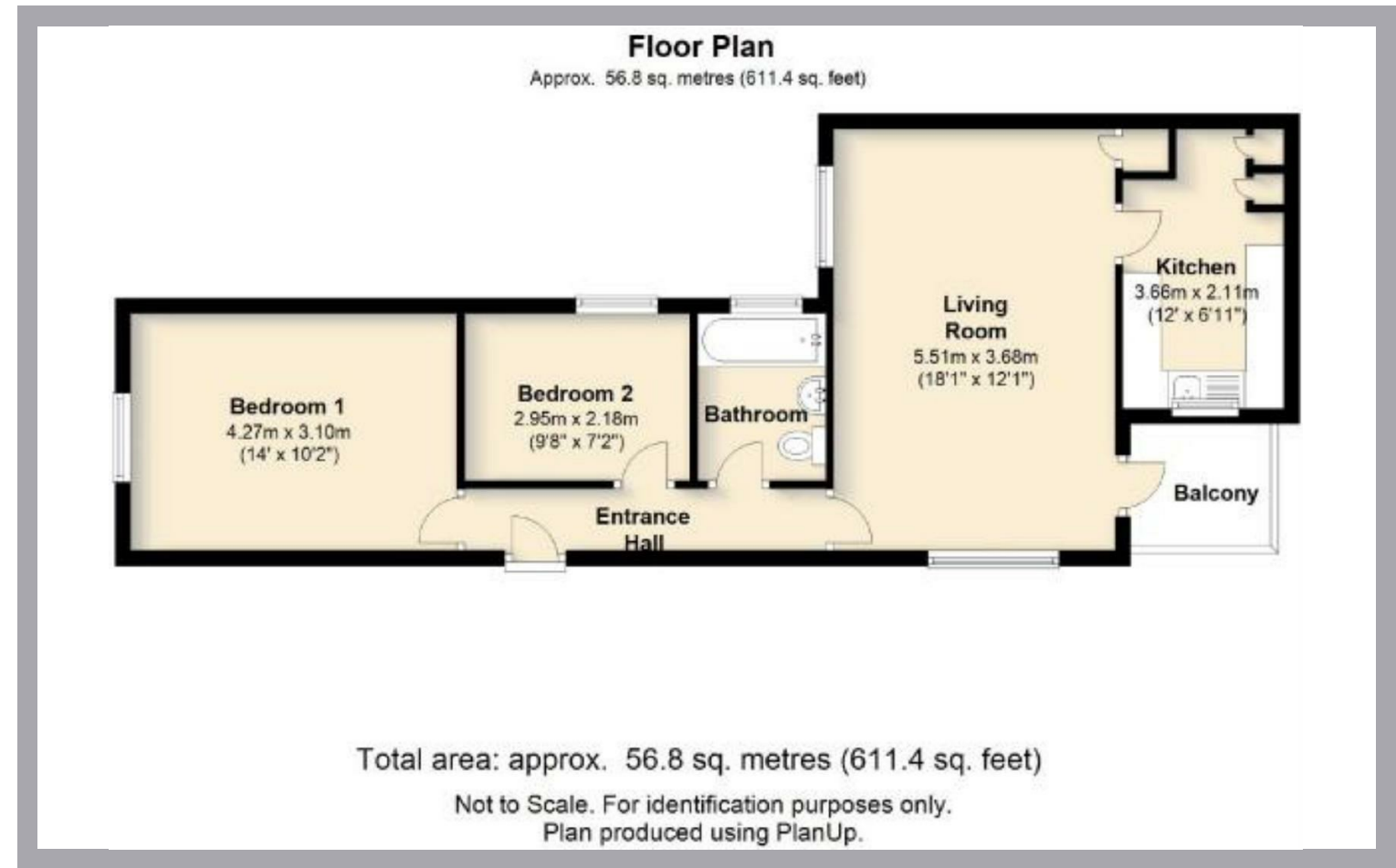
EPC Rating: C Council Tax Band: D





# All The Ingredients Needed For A Fabulous Lifestyle

A two bedroom first floor apartment enjoying a popular location adjacent to Harpenden common and walking distance to the mainline station and town centre and within close proximity to a range of local shops and facilities in nearby Southdown. Additional benefits include a balcony off the lounge and private residents parking. The accommodation briefly comprises entrance hall, living room, kitchen, two bedrooms and bathroom. Gas fired central to radiators.



Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.



## Specialists in Bespoke Properties

- Two Bedroom Apartment
- Lounge With Balcony
- Residents Parking
- Walk To Town Centre
- No Upper Chain
- Near Mainline Station
- Opposite Common
- Council Tax Band - D

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 77                      | 77        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

Free Online Valuation

