



Flat 7, Park Lodge
Harpenden, Hertfordshire

An impressive three-bedroom apartment in a highly-regarded and well-connected Harpenden setting.

A beautifully presented apartment, set on the second floor of a highly attractive apartment building in the heart of Harpenden, just moments from the High Street, the mainline station and the wide-open green space of Rothamsted Park. The apartment offers three bedrooms and well-presented accommodation with plenty of natural light and stylish modern fittings throughout.



1 RECEPTION ROOM



3 BEDROOMS



2 BATHROOMS



GARAGE



GARDEN



SHARE OF FREEHOLD



TOWN



1,337 SQ FT



**GUIDE PRICE
£1,195,000**



The property

This impressive second-floor apartment offers three bedrooms and comfortable, stylish accommodation. Located on coveted Avenue St. Nicholas, the apartment is situated just a few yards from the High Street, with its range of retailers, restaurants and cafés, while also being conveniently placed for the town's excellent commuter connections.

Accessed via a lift and through the well-presented communal areas, this second-floor apartment features clean, neutral décor and modern fittings, as well as enjoying views across the beautiful communal gardens. Upon entering, a welcoming hallway leads to the generously proportioned drawing room. This splendid space in which to relax or entertain, has a large southwest-facing window, recessed LED lighting and a feature fireplace. Further social space includes the open-plan kitchen and breakfast room with its modern wooden fitted units to base and wall level, central island, a dormer window and space for a dining table for family meals. There are also integrated appliances including an oven, a microwave, a five-ring

gas hob with an extractor hood, a dishwasher and a fridge freezer.

The hallway has a skylight overhead and cupboard storage, and leads to the three double bedrooms. Each of the bedrooms has built-in wardrobes, while the principal bedroom also features an en suite bathroom with a shower attachment, as well as a separate shower enclosure. The apartment also includes a cloakroom and a family bathroom, which has a bathtub with an over-bath shower.



Outside

The apartment building sits on highly desirable Avenue St. Nicholas, just a quarter of a mile from the town centre. There are two allocated parking spaces in the underground car park and two spaces at the front of the building for short term visitors and tradesmen, a driveway leads through an arched entrance to the underground parking facilities. The communal gardens surrounding the building are expertly landscaped, with mature hedgerows to the front and at the rear, pristine lawns, paved pathways, seating areas and border beds stocked with various established shrubs and flowering perennials, and bordered by mature evergreen trees for a sense of peace and privacy.

Location

Harpenden has a thriving High Street and comprehensive range of shopping facilities, including Sainsbury's, Waitrose and a Marks and Spencer store. It boasts an excellent selection of restaurants, coffee shops and numerous independent shops. The town is home to several outstanding state schools, with

independent schools nearby including Beechwood Park, St. Albans High School and Boys School and Aldwickbury Prep School. Good sporting and leisure facilities include a Sports Centre with indoor swimming pool, rugby, tennis, bowling and cricket clubs, together with three golf courses. Cycling, riding and walking can be enjoyed in the Woodland Trust's Heartwood Forest and Rothamsted Estate.

Distances

- Harpenden town centre 0.2 miles
- Redbourn 3.0 miles
- St. Albans 4.6 miles
- Hemel Hempstead 8.0 miles
- Welwyn Garden City 8.4 miles
- Hatfield 8.8 miles

Nearby Stations

- Harpenden

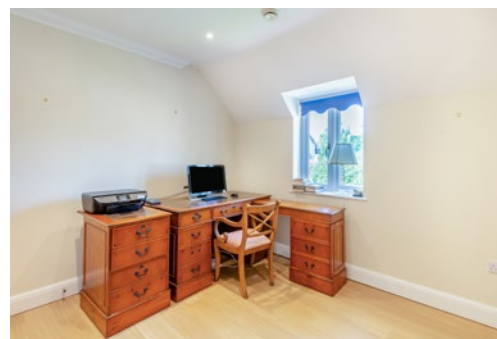
Key Locations

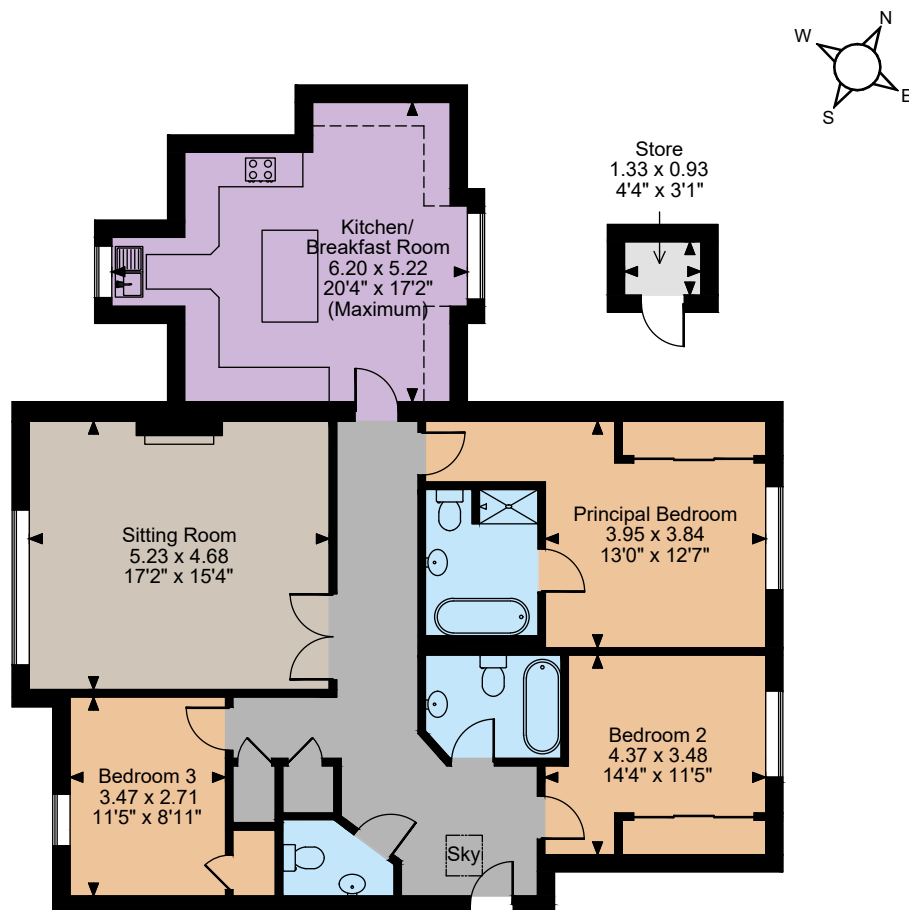
- Rothamsted Manor
- Harpenden Common
- Stockwood Discovery Centre
- Wardown House, Museum and Gallery
- St Albans Cathedral
- Verulamium Park
- Verulamium Museum
- Someries Castle

- Hatfield House
- Shaw's Corner (National Trust)

Nearby Schools

- The Grove Infant and Nursery
- St Dominic Catholic Primary
- High Beeches Primary
- Crabtree Infants' and Junior
- St George's
- Sir John Lawes
- Aldwickbury
- St Hilda's
- The King's
- St Albans High School for Girls
- St Albans Boys School





Second Floor

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Floorplans

House internal area 1,337 sq ft (124 sq m)

For identification purposes only.

Directions

AL5 2BX

what3words: ///kept.formed.juror - brings you to the driveway

General

Local Authority: St Albans District Council

Services: All mains, gas, electric, drainage and water are connected.

Service Charge: £455.00 per month.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: G

EPC Rating: C

Tenure: Share of Freehold 125 years from September 2005.

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

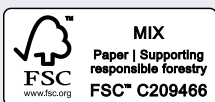
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Harpenden

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