

Flat 5, Holly Lodge,
Clarence Road, Harpenden



Strutt
& Parker

Land and property. Since 1885.

A two double-bedroom, two bathroom, second floor apartment with tasteful interiors, communal garden and private parking in a central, sought after location.

Originally built during the Victorian era, Holly Lodge is positioned on a leafy road amongst characterful properties. Converted approximately six years ago, this second-floor apartment offers bright, contemporary accommodation with a well-designed open plan layout and two double bedrooms, while the building retains its elegant period feel. Residents benefit from a secure communal entrance with an electric fob entry system. The welcoming open plan kitchen, dining and sitting room enjoys a dual aspect, allowing natural light to flood the space throughout the day. The kitchen is fitted with sleek contemporary cabinetry, with a range of integrated appliances including a Bosch induction hob, oven, microwave and wine cooler. The space further benefits from an instant hot water tap and modern extractor fan, and there is ample space for dining and relaxed seating. A separate utility room provides additional storage and space for appliances as well as useful loft space accessed from the hallway.

The principal bedroom benefits from built-in wardrobes and a smart en suite bathroom, while the second double bedroom also features built-in storage and is served by a beautifully appointed shower room.

Holly Lodge is set behind a block paved driveway with mature planting. The communal garden is enclosed and laid to lawn with a terrace for al fresco dining or relaxing - an ideal spot for morning coffee. The property also benefits from an allocated off-road parking space for one vehicle. Residents contribute an annual maintenance charge for the ongoing care and maintenance of the communal grounds and gardens.



Location

Clarence Road is a highly regarded residential street of attractive Victorian properties, ideally located within easy reach of Harpenden's town centre. Harpenden has a thriving High Street and comprehensive range of shopping facilities, including Sainsbury's, Waitrose and a Marks and Spencer food store. It boasts an excellent selection of restaurants, coffee shops and numerous independent shops. The town is home to several outstanding state schools as well as independent schools, with further options accessible in nearby St Albans or Hemel Hempstead. 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.

Postcode region: AL5

General

Local Authority: St Albans City and District Council
Services: Mains electricity, drainage and water. Gas-fired central heating.
Council Tax: Band E
EPC Rating: F
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>
Annual Maintenance Charge: £3000 per annum
Lease: Expiry date of lease 31/12/3019

984 sq ft (91.4 sq m)
Two bedrooms
Two bathrooms
Open plan living
Communal garden
Allocated private parking
Share of Freehold
Residential

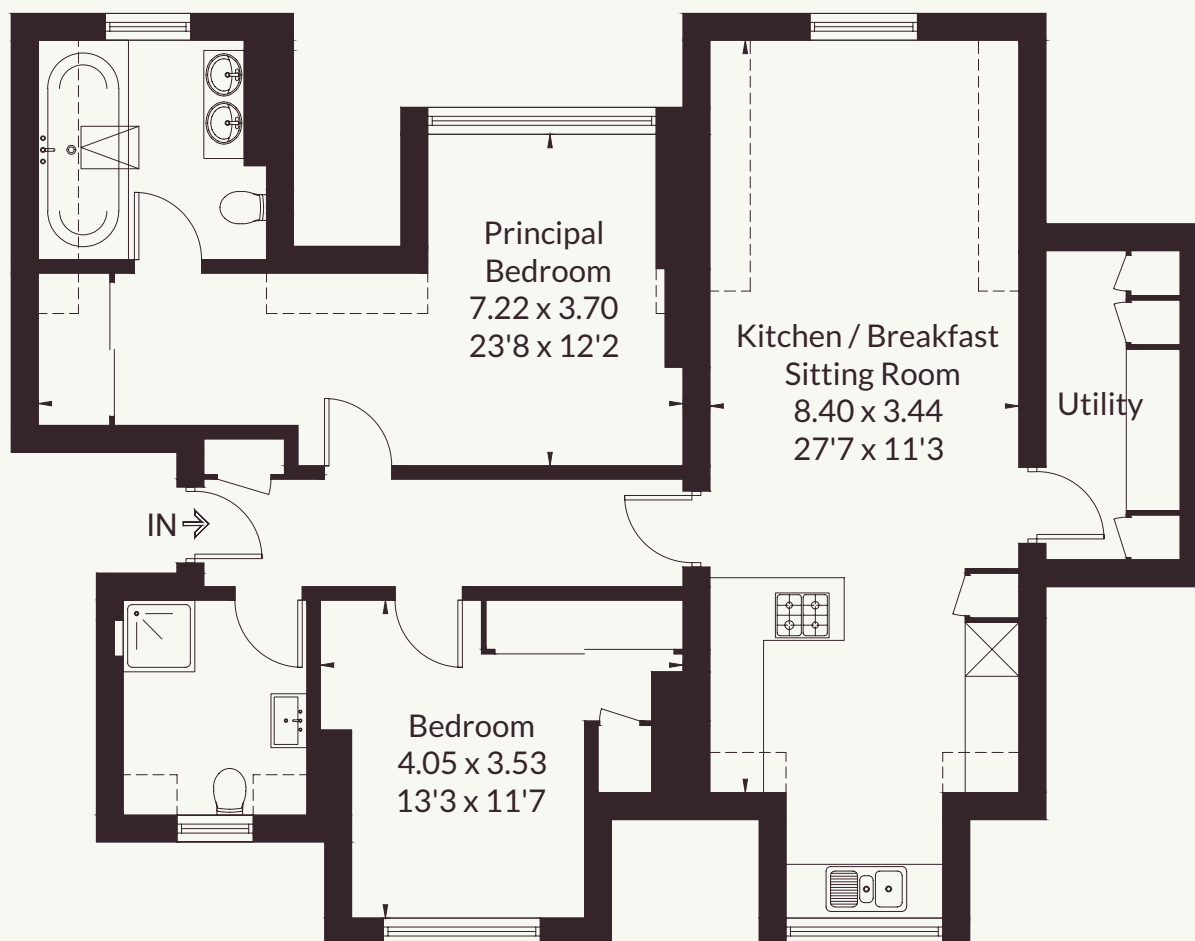
Guide price £630,000



Approximate Floor Area = 91.4 sq m / 984 sq ft



[] = Reduced head height below 1.5m



Second Floor

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #112429

Strutt & Parker Harpenden

49 High Street, Harpenden, AL5 2SJ

01582 764343 | harpenden@struttandparker.com



@struttandparker struttandparker.com

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Template by Fourwalls. Photographs taken July 2026. Particulars prepared August 2026.

Strutt & Parker

Land and property. Since 1885.