



8 Borodale
Kirkwick Avenue, Harpenden

A well-presented two-bedroom apartment in a popular purpose-built block moments from the High Street, with allocated parking and communal gardens

The apartment is situated on the ground floor of a block constructed in the 1980s, with a wealth of amenities on the doorstep. As well as access to the landscaped communal gardens, the apartment also benefits from its own private south-facing terrace.



2 RECEPTION ROOMS



2 BEDROOMS



2 BATHROOMS



GARAGE



COMMUNAL GARDENS



**LEASEHOLD/
SHARE OF
FREEHOLD**



**ALLOCATED
PARKING**



1,286 SQ FT



**GUIDE PRICE
£1,195,000**



The property

This lovely property is light and spacious, offering bright accommodation with many of the rooms enjoying lovely views over the south-facing communal gardens. The main living space is split into two good-size reception rooms, joined by an archway with an open plan aspect though remaining separate. The dining room is at the front, while the sitting room is at the rear with windows on the south and west sides and a door opening to a private terrace and onwards to the gardens. The kitchen can be accessed from both the dining room and the main hallway and is appointed with both wall and base cabinets. It is a good-size room with space for a breakfast table. The bedrooms are both an excellent size and are fitted with built-in wardrobes: the principal bedroom has an en suite shower room, while the second bedroom has access to a further shower room/cloakroom. Within the central hallway there are fitted cupboards providing useful storage.



Outside

The apartment block enjoys a generously sized and well-placed plot set back from the High Street with excellent pedestrian and vehicular access to local amenities and transport links. To the front of the block is an allocated parking area with space for residents; here, the apartment further benefits from a single garage en bloc with a space in front. Well maintained landscaped grounds surround the block, including lovely lawns on the southern side which are enclosed by mature beech hedges and bordered by beds of shrubs and established planting. A private terrace provides space for garden furniture, overlooking the gardens.

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 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.



Distances

- Harpenden train station 0.5 miles walk
- Redbourn 4 miles
- Wheathampstead 4.2 miles
- St. Albans 5.2 miles
- Hemel Hempstead 8.1 miles
- Welwyn Garden City 9 miles
- Hatfield 9.5 miles

Nearby Stations

- Harpenden Station
- Luton Parkway Station
- Luton Station
- St Albans City Station
- St Albans Abbey Station

Key Locations

- Rothamsted Park
- Rothamsted Manor
- Harpenden Common
- The Eric Morecambe Centre

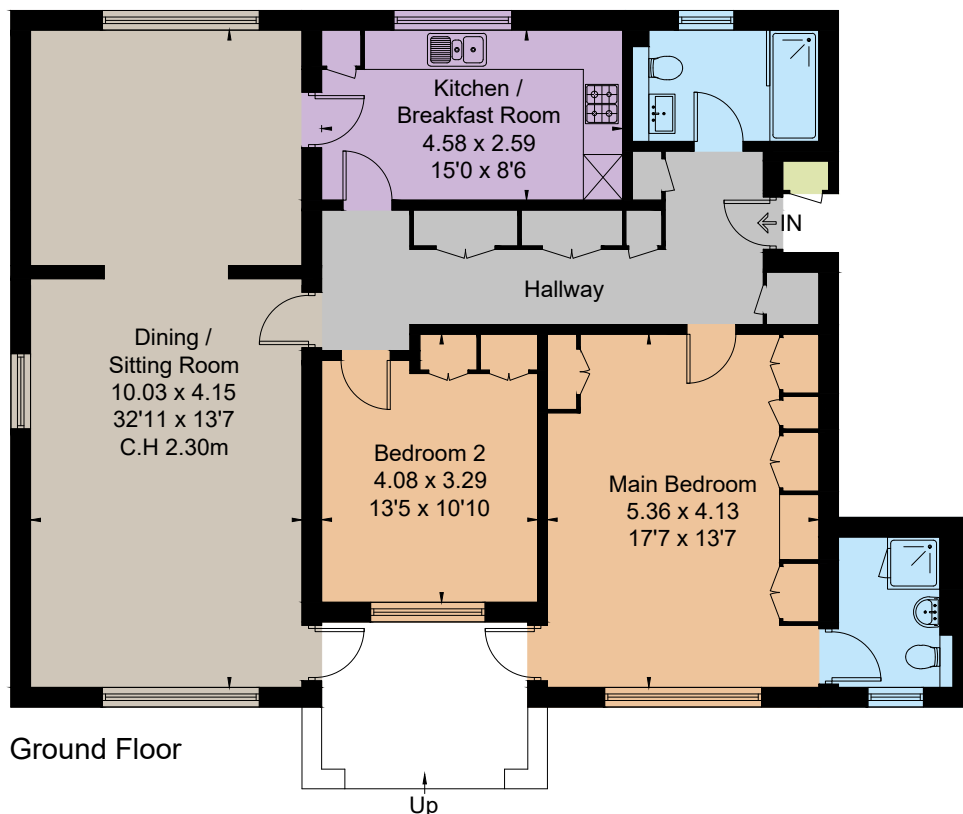
- Heartwood Forest
- The Nickey Line
- St Albans Cathedral
- Verulamium Park
- Luton Hoo
- Knebworth House and Gardens
- Stockwood Discovery Centre
- Whipsnade Zoo
- Shaws Corner (National Trust)

Nearby Schools

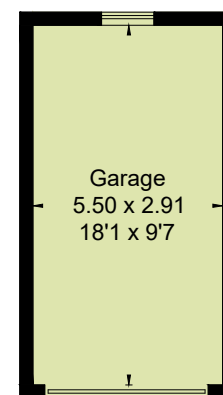
- High Beeches Primary School
- Crabtree Infants' and Junior School
- Manland Primary School
- St. George's School
- Sir John Lawes School
- Aldwickbury School
- St. Hilda's School
- The King's School
- St. Albans High School for Girls
- St. Albans Boys School
- Beechwood Park School



Approximate Floor Area = 119.5 sq m / 1286 sq ft
 Garage = 15.9 sq m / 171 sq ft
 Total = 135.4 sq m / 1457 sq ft



Ground Floor



(Not Shown In Actual Location / Orientation)



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 #101752



Floorplans

Main House internal area 1,286 sq ft (119.5 sq m)

Garage internal area 171 sq ft (15.9 sq m)

For identification purposes only.

Directions

AL5 2QW

what3words: ///planet.paid.scare

General

Tenure: Leasehold. Expiry date of lease-3006. Current service charge £1,100 per quarter. Managing agents Borodale Residents Association

Local Authority: St Albans City & District Council

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

Services: Mains electricity, drainage and water. Gas-fired central heating.

Council Tax: Band G

EPC Rating: C

Harpenden

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For the finer things in property.



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