



5 Gleneagle Manor, Harpenden, Hertfordshire

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**STRUTT  
& PARKER**

BNP PARIBAS GROUP 



# 5 Gleneagle Manor Townsend Lane Harpenden AL5 2FE

A centrally located, beautifully presented and spacious penthouse apartment in the highly desirable Gleneagle Manor

Harpenden town centre 0.1 miles, Harpenden mainline station 0.5 miles (London St. Pancras 25 minutes), M1 (Jct 9) 3.9 miles, St. Albans 4.5 miles, Hemel Hempstead 7.5 miles, Welwyn Garden City 8.0 miles, Hatfield 8.8 miles, Central London 31 miles

Sitting area | Kitchen/dining room | Utility Cloakroom | Principal bedroom with dressing room & en suite bathroom | Bedroom two with en suite | Bedroom three/study | Balcony Allocated parking | Communal gardens | EPC rating B

## The property

This sleek and stylish three-bedroom apartment is located on the second floor of a highly sought-after apartment building, just moments from Harpenden High Street. The apartment features a light and airy open-plan reception room, with modern décor throughout, while the building itself has well-presented communal areas and splendid landscaped gardens.

The spacious apartment provides more than 1,800 square feet of comfortable, flexible accommodation, with wooden flooring throughout and high-quality, bespoke fittings. In addition there is a balcony of 79 square feet. The generous reception room has a sitting area and an open-plan kitchen, with a dual aspect which welcomes plenty of natural light. French doors open onto a balcony overlooking the gardens, while there is ample space for a seating area and a dining table. The kitchen offers

plenty of storage and a central island. Air conditioning has also been fitted.

There are three double bedrooms, one of which is currently used as a home study. The principal bedroom has a dressing room with built-in wardrobes and a luxury en suite bathroom with dual washbasins and a walk-in shower. The second bedroom is also en suite and features extensive fitted storage.

## Outside

The apartment building is located in beautifully landscaped and well-maintained communal gardens, including lawns, box hedging, a variety of shrubs, mature trees and peaceful seating areas. At the entrance to the development, security gates open onto a communal parking area, while there is also a secure underground carpark with allocated parking for each resident.

## Location

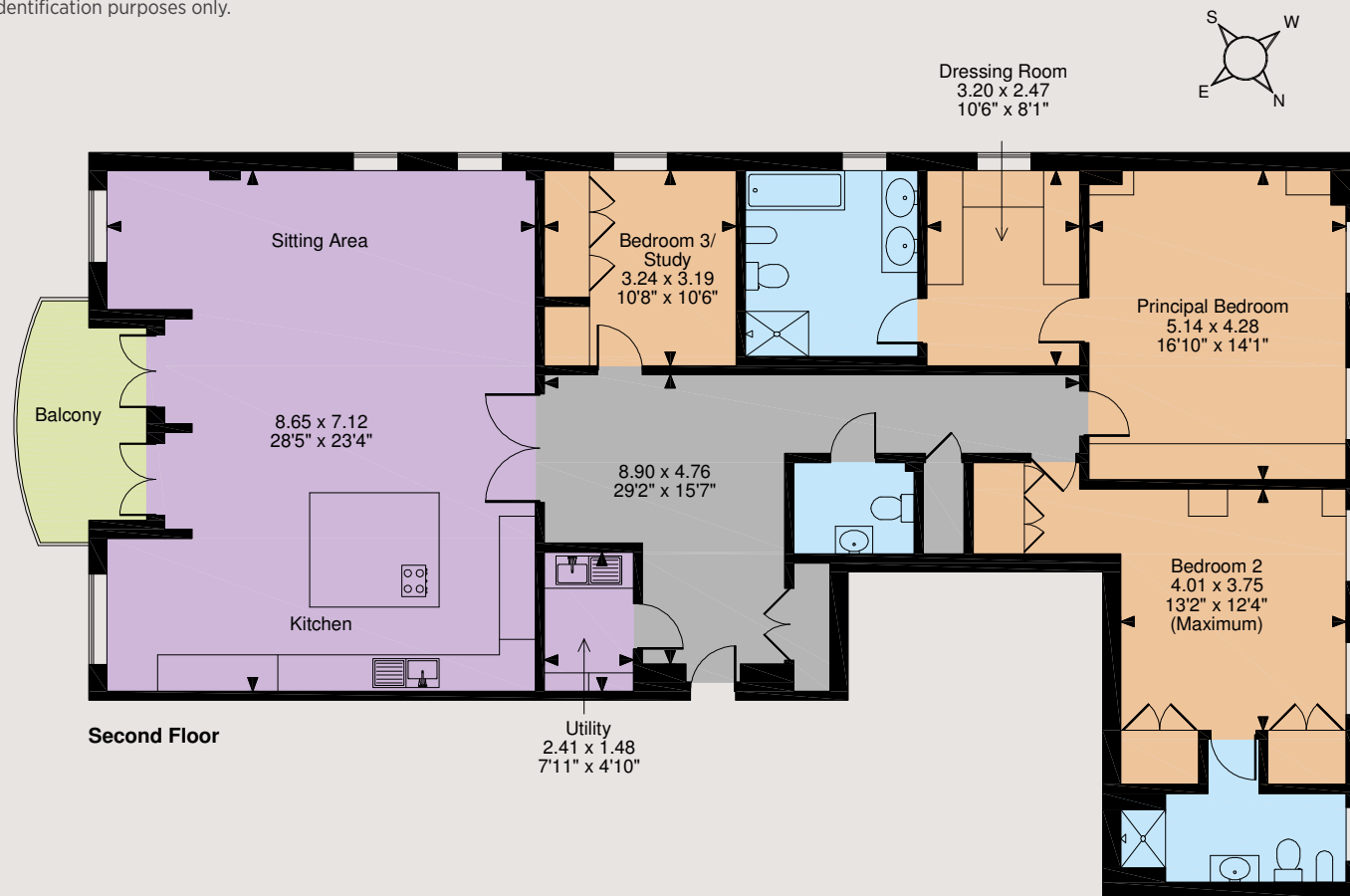
Harpenden has a thriving High Street and comprehensive range of shopping facilities, including Sainsbury's, Waitrose and a Marks and Spencer store. It boasts an excellent selection of restaurants, coffee shops and numerous independent shops. The town is home to several outstanding state schools, with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







Floorplans  
House internal area 1,877 sq ft (174 sq m)  
Balcony external area = 79 sq ft (7sq m)  
For identification purposes only.



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

With Strutt & Parker's Harpenden office on the right, head along the High Street and continue straight ahead at the roundabout onto Luton Road. Turn left onto Townsend Lane and the entrance to the property will be on the left-hand side.

## General

**Local Authority:** St Albans district Council

**Services:** All mains services connected, water, gas and drainage.

**Service charge:** £5760.00 per annum

**Council Tax Band:** G

**Tenure:** Leasehold, 250 year lease starting from 2019.

**Guide Price:** £2,000,000

## Harpenden

49 High Street, Harpenden, Hertfordshire AL5 2SJ

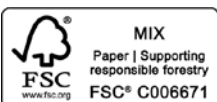
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