

Connells

Carlton Court Carlton Road
Harpenden

Carlton Court Carlton Road Harpenden AL5 4SY

for sale offers in excess of **£450,000**







Property Description

A beautifully presented three-bedroom first-floor apartment, situated within this well-regarded development in central Harpenden. The property has been modernised to an exceptionally high standard by the current owners and benefits from two separate shower rooms, a balcony, its own garage and access to well-maintained communal grounds.

Ideally located within walking distance of both Harpenden High Street and the mainline station, the property is perfectly suited to commuters or those looking to downsize from a family home whilst remaining close to a wide range of local amenities.

The property is also conveniently positioned for both St George's School and Sir John Lawes School.

Entrance Hallway

Door to front aspect, spacious hallway with engineered wood flooring, cloak cupboard and separate cupboard housing Worcester boiler. Ceiling spotlights and radiator

Lounge

UPVC window to front aspect and UPVC door leading to balcony, engineered wood flooring, ceiling spotlights

Luxury Fitted Kitchen

UPVC window to side aspect, modern fittings throughout including electric hob and double oven, integrated dishwasher, space for washer machine and tumble dryer, ample work surfaces and wall mounted units

Bedroom One

UPVC windows to front and side aspect, engineered wood flooring, ceiling spotlights, radiator

Shower Room One

UPVC windows to side aspect, fully tiled with wash hand basin, low level WC, shower cubicle, ceramic tile flooring, ceiling spotlights and radiator

Bedroom Two

UPVC window to side aspect, engineered wood flooring, ceiling spotlights and radiator

Bedroom Three

UPVC window to side aspect, engineered wood flooring, ceiling spotlights and radiator

Shower Room Two

UPVC window to side aspect, fully tiled with shower cubicle, wash hand basin, low level WC, ceramic tile flooring, ceiling spotlight and radiator

Garage

Situated beneath the apartment with power, light and water

Communal Gardens

Lawned communal gardens surround the development

Agents Note

Please note than an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity & ant-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







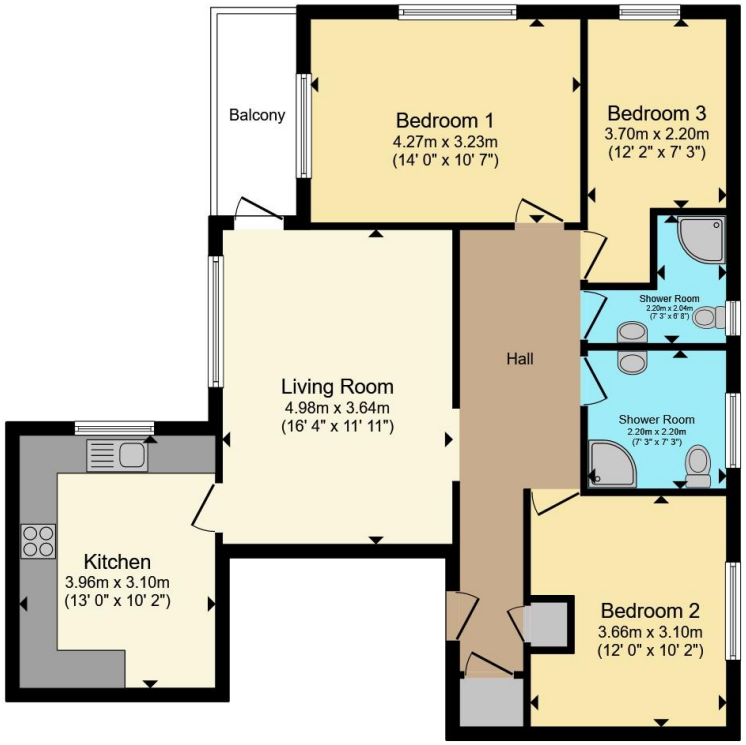









BATTLESHIP



Total floor area 86.3 m² (929 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01582 760 131
E harpenden@connells.co.uk

50 High Street
HARPENDEN AL5 2SU

EPC Rating: D

Council Tax Band: D

Service Charge: 1962.60

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/HPN307227

This is a Leasehold property with details as follows; Term of Lease 999 years from 19 Aug 2026. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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