



16 Geescroft Walk
Harpenden, Hertfordshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A light and airy two-bedroom apartment in a highly desirable Harpenden location

A well-presented ground-floor apartment in a popular development less than a mile from the town centre and moments from the surrounding countryside. The property provides easy access to the open spaces of Harpenden Common, while being within easy reach of all the necessary local amenities, including the town's thriving High Street.



1 RECEPTION ROOMS



2 BEDROOMS



2 BATHROOMS



CARPORT



COMMUNAL GARDENS



LEASEHOLD



TOWN



881 SQ FT



OFFERS IN EXCESS OF £500,000



The property

16 Geescroft Walk is a well-appointed two-bedroom apartment situated on the ground floor of a small, purpose-built development in a highly convenient and sought-after location in Harpenden. The property offers bright and well-presented accommodation with a neutral décor, creating a welcoming and versatile living space. The light and airy sitting room benefits from southwest-facing full-height windows and French doors, allowing for an abundance of natural light and providing direct access to the rear. The generous 21ft kitchen is designed to accommodate both a dining area and additional seating, making it a highly functional space. It is fitted with an array of storage units and integrated appliances, including a gas hob with an extractor hood, a double oven, a dishwasher, and a fridge/freezer.

Both double bedrooms feature built-in wardrobes, offering ample storage. The principal bedroom further benefits from an en suite shower room, while a well-appointed family bathroom with an over-bath shower serves the rest of the apartment.

Outside

The apartment building is set within a peaceful, leafy location on the outskirts of the town, offering a tranquil yet accessible setting. The property is surrounded by well-maintained communal gardens, which enhance its appeal and provide a pleasant outlook. At the front, a neatly kept lawn is bordered by mature trees and established hedgerows, creating a sense of privacy and seclusion. To the rear, a paved terrace provides a charming outdoor space, ideal for al fresco dining or relaxation. Beyond this, a further walled garden features an additional lawned area, complemented by thoughtfully planted borders of mature shrubs and greenery, adding to the overall sense of tranquillity. For residents' convenience, sheltered parking is available in a carport, ensuring protection from the elements. Additional on-street parking is also available within the development, providing ample space for visitors and residents alike.



Location

Harpenden has a thriving High Street offering a comprehensive range of shopping facilities, including Sainsbury's, Waitrose, and a Marks & Spencer store. Additionally, there is an excellent selection of restaurants, coffee shops, and numerous independent shops. Good sporting and leisure facilities include a sports centre with indoor swimming pool and 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.

Comprehensive shopping, service, leisure and educational amenities can also be found in St. Albans, Luton, Hemel Hempstead and Welwyn Garden City. Communications links are excellent: Harpenden station (0.6 mile) offers services to London in less than 30 minutes and the M1 gives access to major regional centres and the motorway network.

The town is home to a wide range of state primary and secondary schooling including St. Dominic Catholic Primary School, Wood End School, Crabtree Infants' and Junior Schools, Roundwood Park, St. George's and Sir John Lawes with independent schools nearby including St. Hilda's, The King's and Aldwickbury.



Distances

- Harpenden town centre 1.4 miles
- Redbourn 3 miles
- St. Albans 4.4 miles
- Hemel Hempstead 6.5 miles
- Welwyn Garden City 8.0 miles
- Hatfield 8.5 miles

Nearby Stations

- Harpenden
- Luton Airport Parkway
- St. Albans City
- Luton

Key Locations

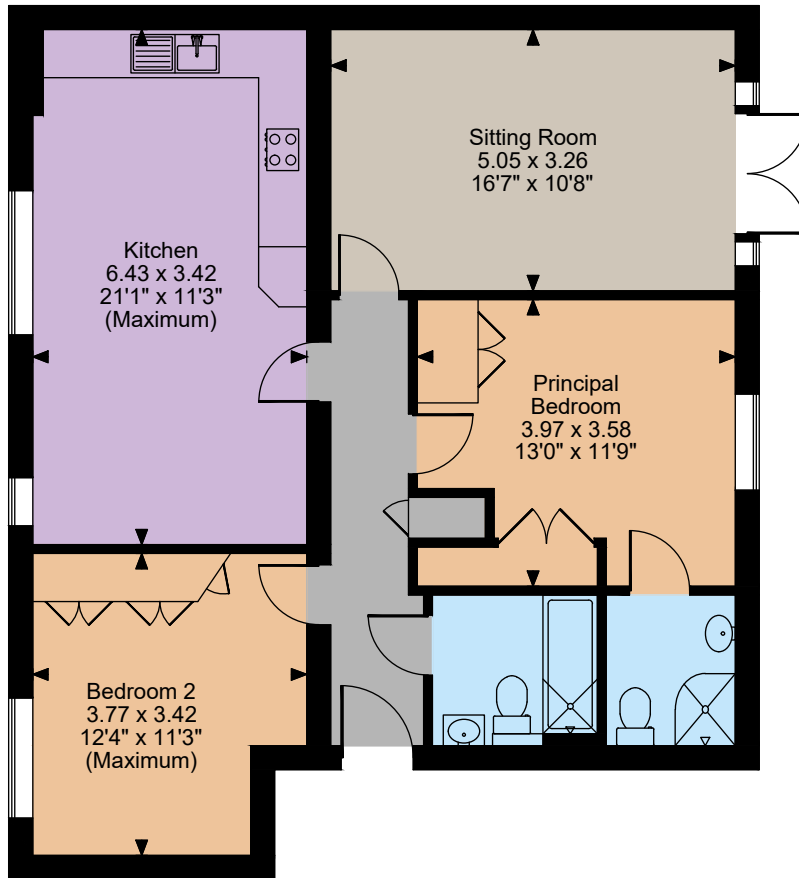
- Harpenden Common
- Batford Springs Nature Reserve
- Harpenden Farmers' Market
- East Hyde Park
- The Nickey Line Rail Walk
- Harpenden Museum
- The Harpenden Village Museum
- The Harpenden Sports Centre
- Aldwickbury Park Golf Club

- Southdown Green
- Southdown Road Nature Reserve
- Harpenden Common Golf Club
- Harpenden Golf Club
- Heartwood Forest
- The Eric Morecambe Centre Harpenden
- The Redbournbury Watermill and Bakery
- Rothamsted Estate

Nearby Schools

- St. Nicholas CofE VA Primary School
- St. Hilda's School
- Harpenden Academy
- St. George's School
- St. Dominic Catholic Primary School
- The King's School
- The Lea Primary School and Nursery
- Manland Primary School
- Roundwood Primary School
- Roundwood Park School
- Sir John Lawes School
- Crabtree Junior School
- Crabtree Infants' School
- Wood End School





Ground Floor

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

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Floorplans

House internal area 881 sq ft (82 sq m)

For identification purposes only.

Directions

AL5 2GX

///What3words: noisy.thin.slick

General

Local Authority: St Albans District Council

Services: Mains gas, electricity, water and drainage.

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

Expiry of lease: 2131

Current ground rent : £400 per annum

Current service/maintenance charge: approximately £590 per annum reviewed annually.

Council Tax: D

EPC Rating: C

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

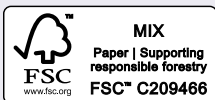
Harpenden

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