



63 Harvest Court, Harvesters, St. Albans, AL4 9QY

Guide price £239,950 Leasehold



## 63 Harvest Court, Harvesters

St. Albans, AL4 9QY

An attractively presented first floor apartment for the over 55s set in the heart of the popular Jersey Farm development.

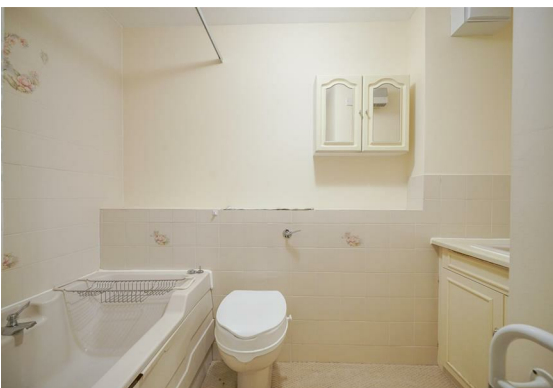
Accessed via a secure communal entrance, the building offers both lift and stair access to all floors. The apartment's front door opens into a welcoming entrance hall with a built-in coat cupboard and doors to all rooms.

The bright 18ft lounge/diner features a double-glazed box bay window that floods the room with light and provides views of the gardens. A doorway leads into the fitted kitchen, which is equipped with a range of wall and base units, along with recesses for a cooker, fridge/freezer, and washing machine or dishwasher.

The main double bedroom benefits from a built-in wardrobe, while a second double bedroom offers flexibility for guests or as a hobby room. A bathroom completes the accommodation, fitted with a bath, W.C., and a vanity basin with storage below.

Additional features of the development include a communal laundry room, beautifully kept communal gardens, resident and visitor parking, and an on-site scheme manager providing peace of mind while allowing residents to maintain fully independent living.

Jersey Farm is a sought-after area of St Albans, well-served by local shops including a Tesco Metro with Post Office and ATM, a doctors' surgery, pharmacy, and excellent bus links into the city centre and mainline station.





## ACCOMMODATION

Secure Communal Entrance Hall

Hallway

Kitchen

8'11 x 8'0 (2.72m x 2.44m)

Lounge/Dining Room

18'2 x 13'4 (5.54m x 4.06m)

Bedroom

13'2 x 8'11 (4.01m x 2.72m)

Bedroom

10'8 x 7'8 (3.25m x 2.34m)

Bathroom

Communal Laundry Room

Communal Gardens

Leasehold - 87 years remaining

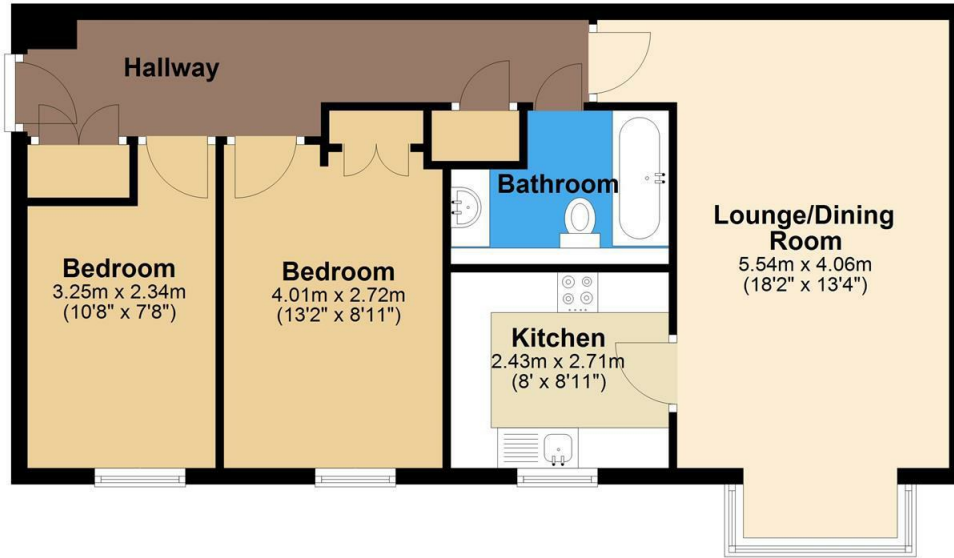
Service Charge - p.a.



## Floor Plan

### Floor Plan

Approx. 69.7 sq. metres (750.4 sq. feet)



Total area: approx. 69.7 sq. metres (750.4 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO  
Plan produced using PlanUp.□

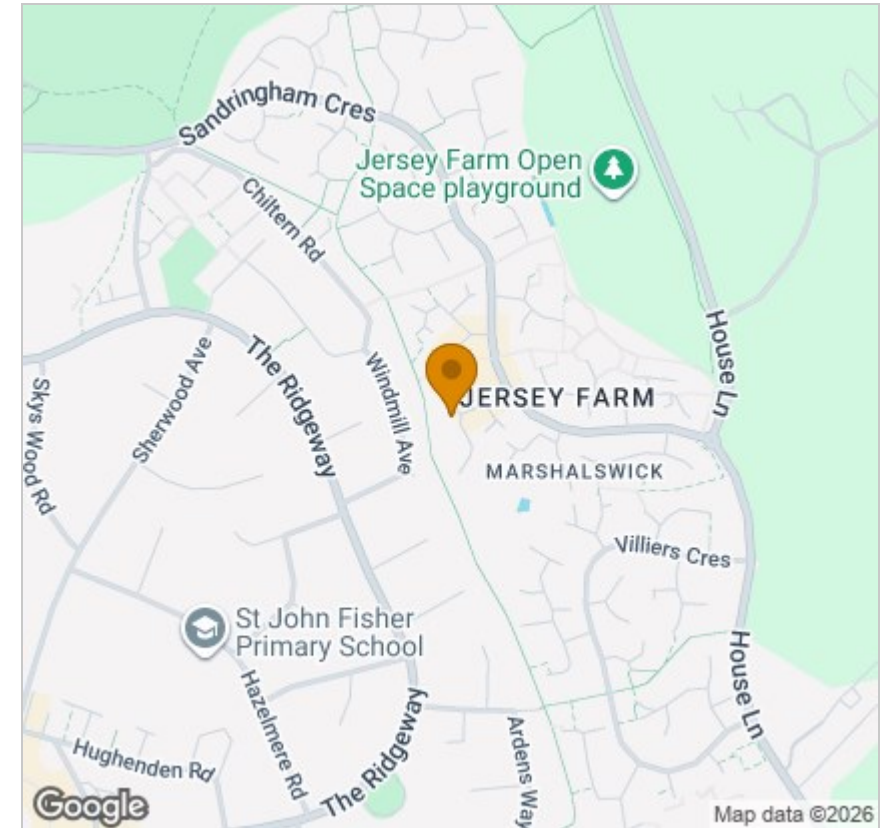
## Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

