



Tallents Crescent

Harpenden, AL5 5BS

Two-bedroom, top floor maisonette of circa 706 sq ft featuring a private southwest-facing rear garden with a summer house equipped with lighting and electricity. Further benefits include a driveway providing parking for two cars, a garden shed, and brick-built storage. Ideally located within easy reach of Harpenden town centre and station, and well positioned for outstanding local schools.

Guide price £375,000

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- Top-floor maisonette
- Driveway & private southwest-facing rear garden
- Service Charge approx £532 per annum
- Two-bedrooms
- Summer house with electricity & lighting
- Ground rent £10 per annum
- Circa 706 sq ft
- 87 years remaining on lease
- Council Tax Band B

Entrance Hall

Kitchen

10'2" x 8'11" (3.11 x 2.74)

Living Room

15'7" x 12'5" (4.76 x 3.80)

Bedroom One

12'0" x 11'8" (3.67 x 3.58)

Bedroom Two

11'5" x 9'0" (3.48 x 2.75)

Bathroom

Home Office

13'5" x 7'9" (4.11 x 2.38)





