



26 Beeching Close, Harpenden, AL5 4LZ  
Asking Price £280,000

**space**  
estates.com



**NO UPPER CHAIN!** This well-presented, ground floor two-bedroom apartment is located in a quiet cul-de-sac, offering ample off-street residents' parking and access to a communal garden. Ideally situated, the property provides convenient access to Harpenden Town Centre, the railway station, and highly regarded primary and secondary schools.

Inside, the apartment features an entrance hall, an open-plan kitchen/living/dining area, two double bedrooms with built-in storage, and a family bathroom.

Leasehold Tenure with 86 years remaining.

Ground rent per annum £10.00

Service Charge per annum £975.89

Council Tax Band B.

- NO UPPER CHAIN
- TWO DOULE BEDROOMS
- COMMUNAL GARDEN
- GAS FIRED CENTRAL HEATING
- GROUND FLOOR APARTMENT
- AMPLE RESIDENTS PARKING
- IDEAL FIRST TIME BUYER OR INVESTMENT PURCHASE
- MODERN FINISH THROUGHOUT

**Entrane Hall**

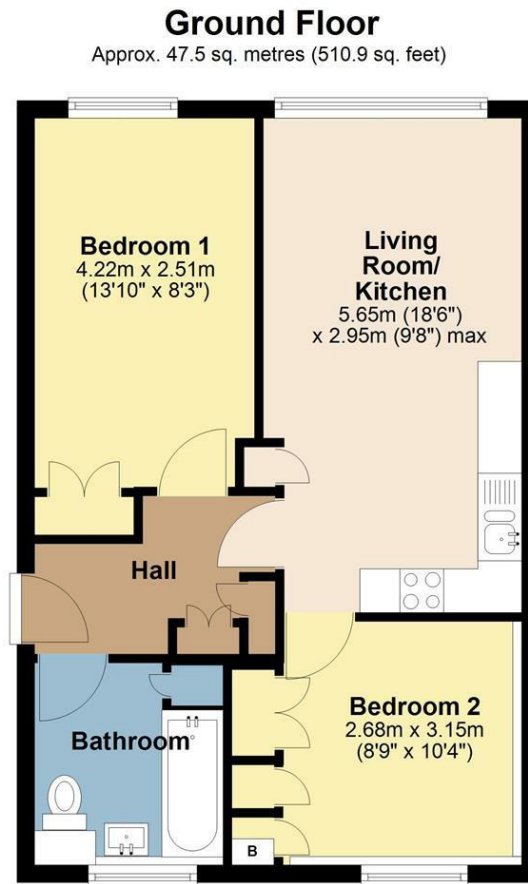
**Kitchen / Living / Dining Room**

**Master Bedroom**

**Second Double Bedroom**

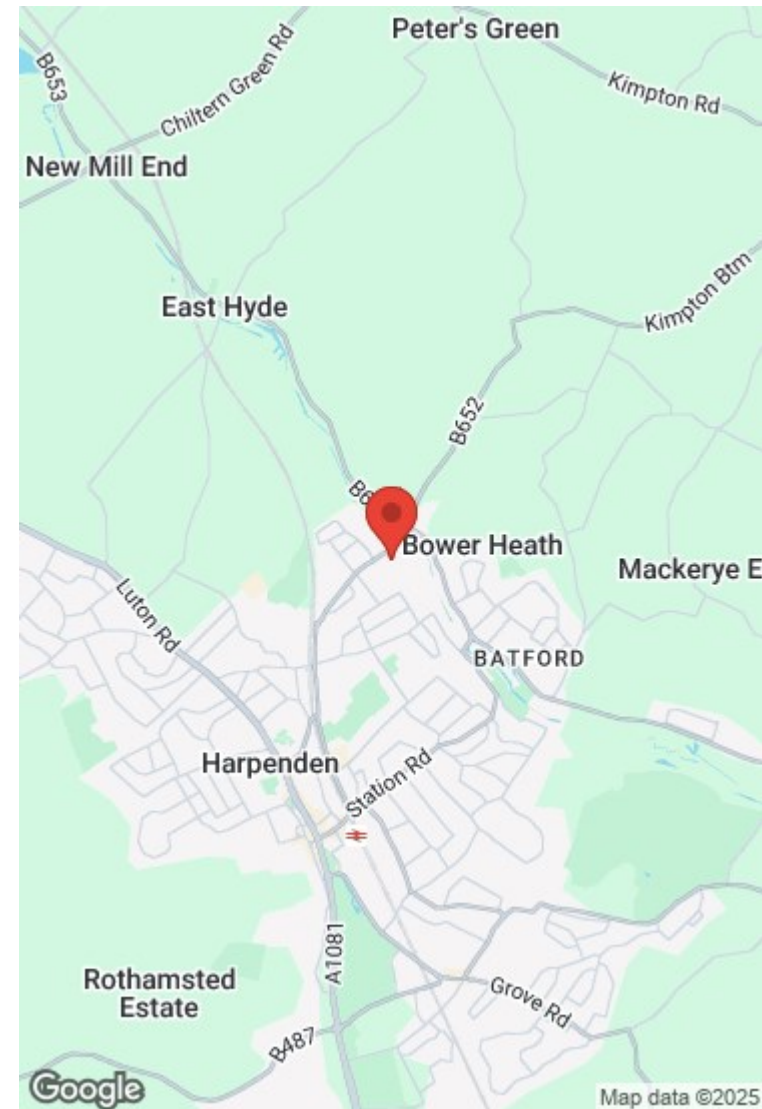
**Bathroom**





Total area: approx. 47.5 sq. metres (510.9 sq. feet)

Plan for illustrative purposes only, measurements not to be relied on. Always take your own measurements. © epcplan@icloud.com  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this company's employment has the authority to make or give any representation or warranty in respect of the property.

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