



Signature House

23 Vaughan Road, Harpenden,
AL5 4EL

Guide Price £400,000

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Positioned in the heart of Harpenden town centre, this exceptional ground floor apartment forms part of an exclusive development of just six apartments built in 2024 and offers contemporary living finished to a high standard throughout. Benefitting from allocated parking, shared EV charging facilities and a share of freehold, the property represents an ideal purchase for first-time buyers, professionals or those seeking a convenient town centre lifestyle.

The accommodation comprises an entrance hall with video door entry system, leading through to a stylish open plan living, dining and kitchen area. The kitchen features integrated appliances and a breakfast bar, creating an ideal space for both everyday living and entertaining. A generous double bedroom has the benefit of air conditioning and is complemented by a modern bathroom fitted with high-quality finishes.

Further benefits include secure indoor communal bicycle storage and the reassurance of a well-maintained development. The property was built in 2024 and holds the NHBC warranty.

We have been advised by the vendor that the property holds a share of freehold with the remaining lease on the property being 250 years from 2024. There is a Service Charge of £1,344.72 paid per annum and peppercorn ground rent.

Harpenden is a small, picturesque town in popular Hertfordshire, well positioned north of St. Albans, south of Luton, with excellent connectivity options to the M1 and M25 motorways, plus London Luton Airport just 6-miles away. The Harpenden railway station serves Luton Airport Parkway and London St Pancras International in under 30-minutes, creating the perfect commuter hotspot. Harpenden has always felt like a village, and its historic town centre retains a beautiful character full of unique shopping and hospitality services which create a welcoming and desirable family environment. Harpenden's popularity grows year on year, and was named by The Telegraph as Britain's Most Desirable Town in 2023.

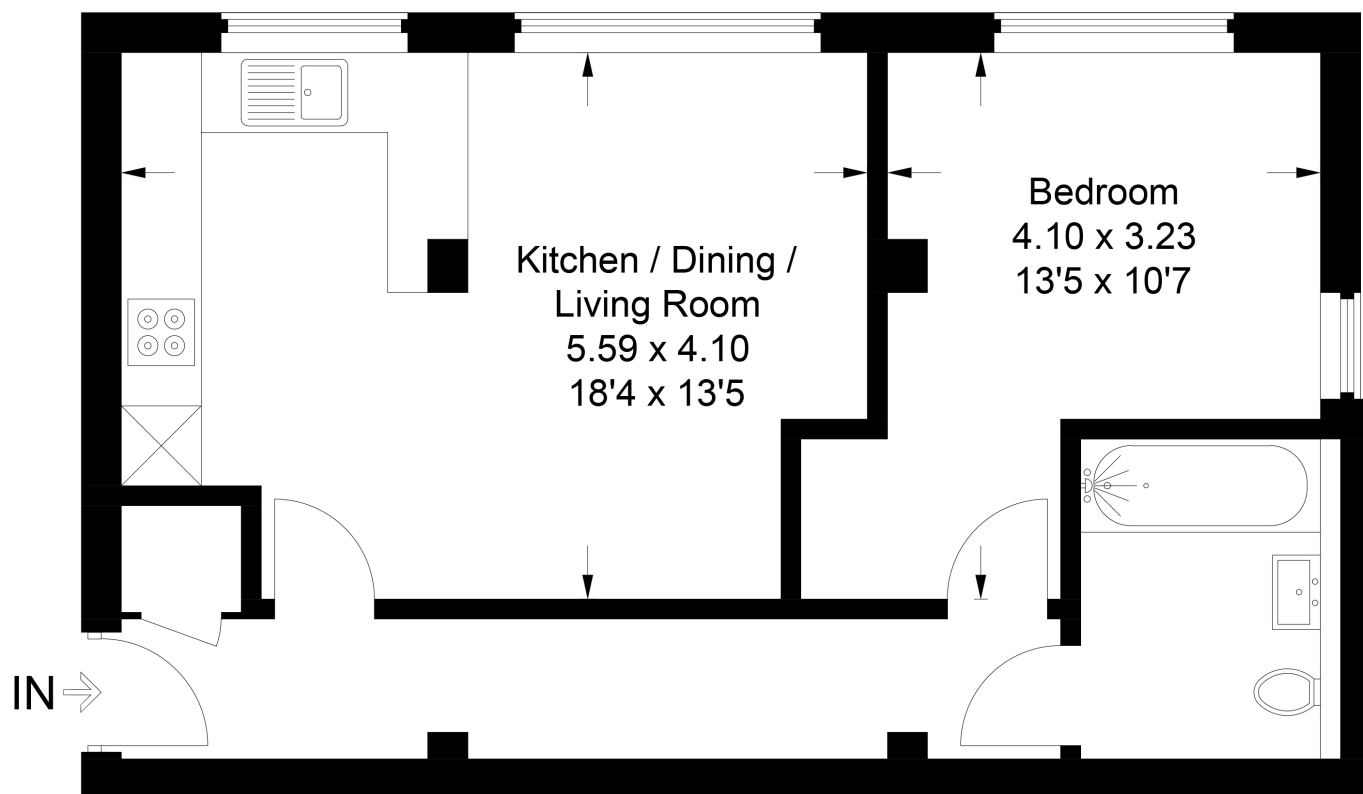
- High quality ground floor apartment
- Share of freehold
- Built in 2024 with NHBC warranty
- One bedroom
- Allocated parking and shared EV charging
- Town centre location
- Located in the popular town of Harpenden
- Approx 200m (5 minute walk) from Harpenden Train Station





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Approximate Gross Internal Area = 48.2 sq m / 519 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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