



**BRADFORD  
& HOWLEY**  
HARPENDEN | MARSHALSWICK | ST ALBANS

Roma House, Charrington Place, AL1 3NX  
Asking Price £300,000



This well presented second floor apartment offers stylish and convenient living, positioned just two minutes' walk from the station and within easy reach of the city centre.

The accommodation extends to approximately 592 square feet and features a fully fitted kitchen finished to a modern standard, a bright living space with a Juliet balcony. The overall finish is contemporary throughout, making the property ideal for buyers seeking a low-maintenance and move-in ready home.

Further benefits include lift access to all floors with secure entry system and allocated car parking. The well-maintained communal grounds add to this well-located apartment. An excellent opportunity for professionals, commuters or investors looking for a smart city base in a highly convenient setting.

**Tenure: Leasehold**

**Term of Lease: 999 years from 30 June**

**2008 Service Charge: £1,400**

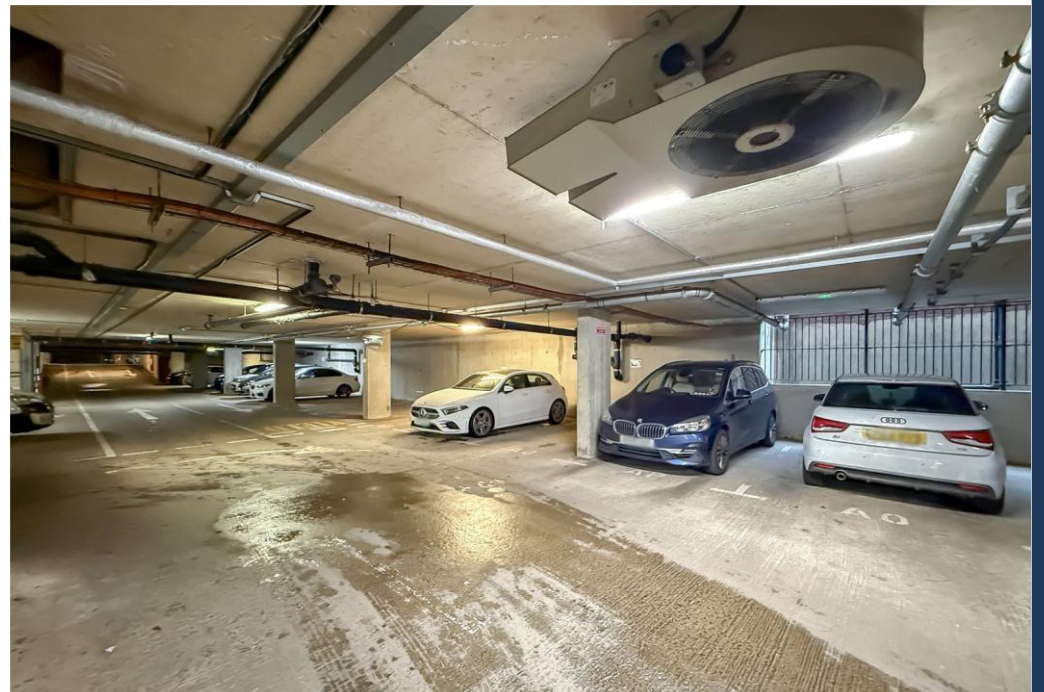
**Ground Rent: £358**

**Council Tax Band: C**

**EPC Rating: B**

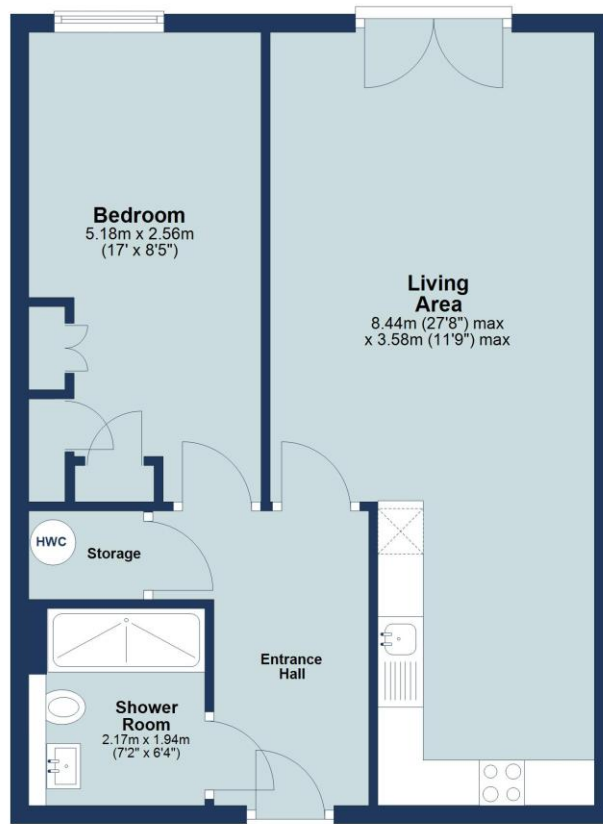






## Second Floor

Approx. 53.2 sq. metres (572.7 sq. feet)



Total area: approx. 53.2 sq. metres (572.7 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.  
Plan produced using PlanUp.

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