



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

Gatcombe Court, Dexter Close, AL1 5WA
Asking Price £360,000

This bright and spacious top-floor apartment offers a welcoming living room filled with natural light and a well-appointed kitchen/breakfast room., perfect for relaxed mornings. The property features two bedrooms, including one with en-suite, plus an additional separate WC for convenience.

Externally, residents benefit from beautifully maintained communal gardens and allocated parking, while the apartment also boasts a long remaining lease.

Situated in the sought-after Gatcombe Court, just off Camp Road, this home is within easy walking distance of St Albans City Station (approx. 0.6 miles), providing direct links to London St Pancras. You'll also find an array of shops, cafés, and restaurants nearby on Hatfield Road, with further local amenities on Cell Barnes Lane.

Tenure: Leasehold

Term of Lease: 999 Years From March 1993

Service Charge: £3639.90pa For 2025

Ground Rent: £50.00pa for 2025

Council Tax Band: D

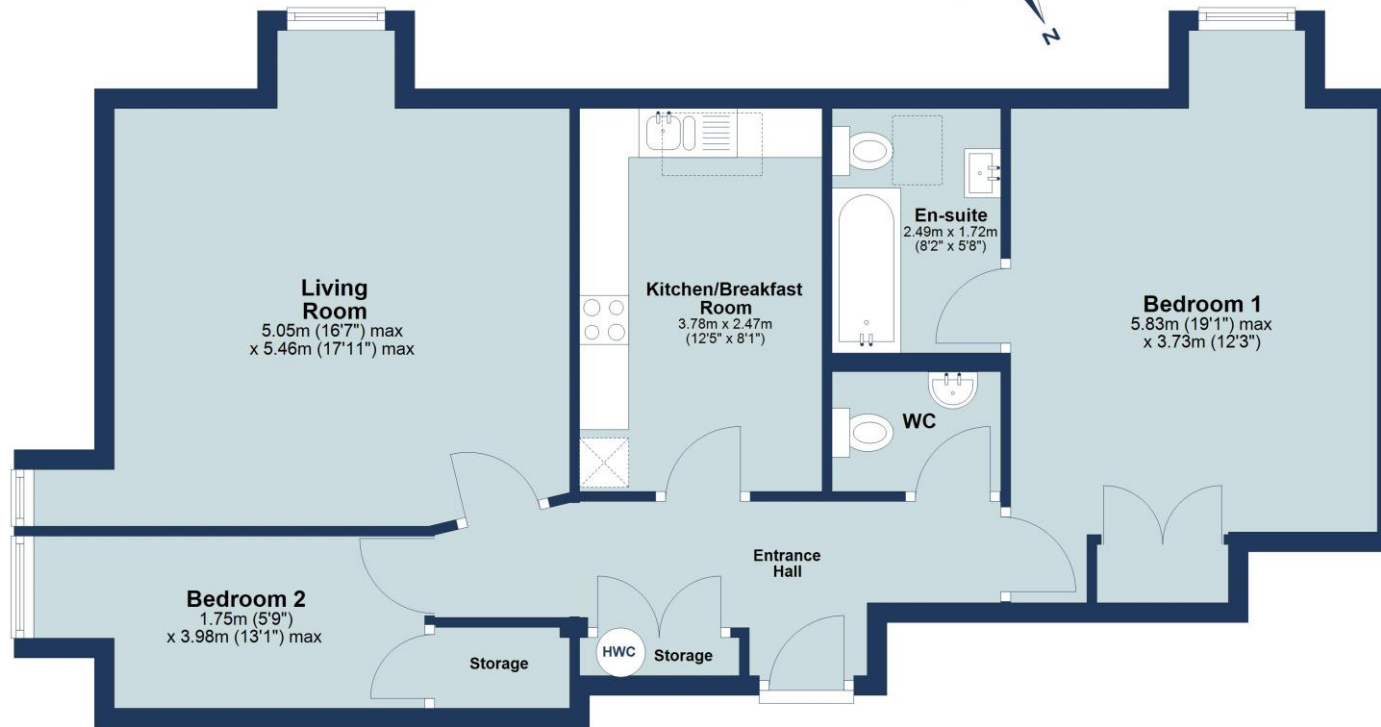
EPC Rating: C





Fourth Floor

Approx. 74.2 sq. metres (798.4 sq. feet)



Total area: approx. 74.2 sq. metres (798.4 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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