



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

Porters Wood House, Porters Wood, AL3 6DG  
Guide Price £325,000

A stylish two double bedroom modern loft apartment, situated within a central location and within two miles of St Albans Railway Station.

Internally the property offers light and airy modern living with an impressive open plan living/dining and kitchen space which measures approximately 724 square feet.

The principal bedroom is served by a modern bathroom, whilst bedroom two offers an en suite shower room.

Externally the property allows allocated parking for two vehicles and secure access to the apartment.

**Tenure: Leasehold**

**Term of Lease: 125 Years From January 2015**

**Service Charge: £1,600pa For 2025**

**Ground Rent: £250pa For 2025**

**Council Tax Band: C**

**EPC Rating: C**





## Second Floor

Approx. 85.9 sq. metres (924.5 sq. feet)



Total area: approx. 85.9 sq. metres (924.5 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.  
Eaves storage not included in the total floor area.  
Plan produced using PlanUp.

IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans, and measurements, these are not guaranteed, and they do not form part of any contract or tenancy. We have not tested any of the services, equipment, or fittings. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase or tenancy and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase or tenancy. You may download, store, and use the material for your personal use. You may not republish the material in any format without the consent of Bradford & Howley.

Looking to Sell or Let  
your current home?



Scan me to request your FREE  
Instant Online Valuation!

**Fresh**  
FINANCIAL



Sign up for FREE mortgage monitoring today,  
giving you peace of mind you are on the right  
deal, every month.

We will compare your mortgage against  
thousands of deals and send you a monthly  
report.

Please note that mortgage monitoring does not  
constitute mortgage advice.

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

**f** @bradfordandhowley  
**@** @bradfordandhowley  
**in** @bradford-howley  
**@** @bradfordhowley4660

**☎** 01727 856999  
**✉** marshalswick@bradfordandhowley.com  
**📍** 5 The Quadrant, Marshalswick, St Albans, Herts, AL4 9RA

bradfordandhowley.com