



**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





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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.

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@bradfordandhowley

@bradfordandhowley

@bradford-howley

@bradfordhowley4660

01727 856999

marshalswick@bradfordandhowley.com

5 The Quadrant, Marshalswick, St Albans, Herts, AL4 9RA

bradfordandhowley.com