



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

Old Priory Park, Old London Road, AL1 1QF
Asking Price £600,000

Situated within an exclusive gated development in the heart of St Albans city centre, this impressive home offers generous accommodation, practical features and exceptional convenience, making it an excellent choice for professionals, downsizers or buyers seeking a central lifestyle setting.

The property provides spacious and well-arranged living accommodation, with a particularly notable large living and dining room that creates a bright and welcoming environment for both relaxing and entertaining. The proportions of this space allow for clearly defined seating and dining areas, while large windows help maximise natural light throughout.

In addition, the home benefits from a well-appointed kitchen and breakfast room, offering a functional layout with good storage and preparation space. This area provides an ideal setting for informal dining and day-to-day family routines.

The property offers two well-proportioned bedrooms, supported by two bathrooms, ensuring comfort and flexibility for occupants and guests. A convenient downstairs WC further enhances practicality, particularly when entertaining.

A further advantage is the presence of a large loft space, providing valuable additional storage and potential for a variety of uses, subject to individual requirements.

Externally, the property benefits from two allocated parking spaces, a highly desirable feature within a central location. The secure gated setting adds a sense of privacy and exclusivity, while still allowing immediate access to the vibrant amenities of the city.

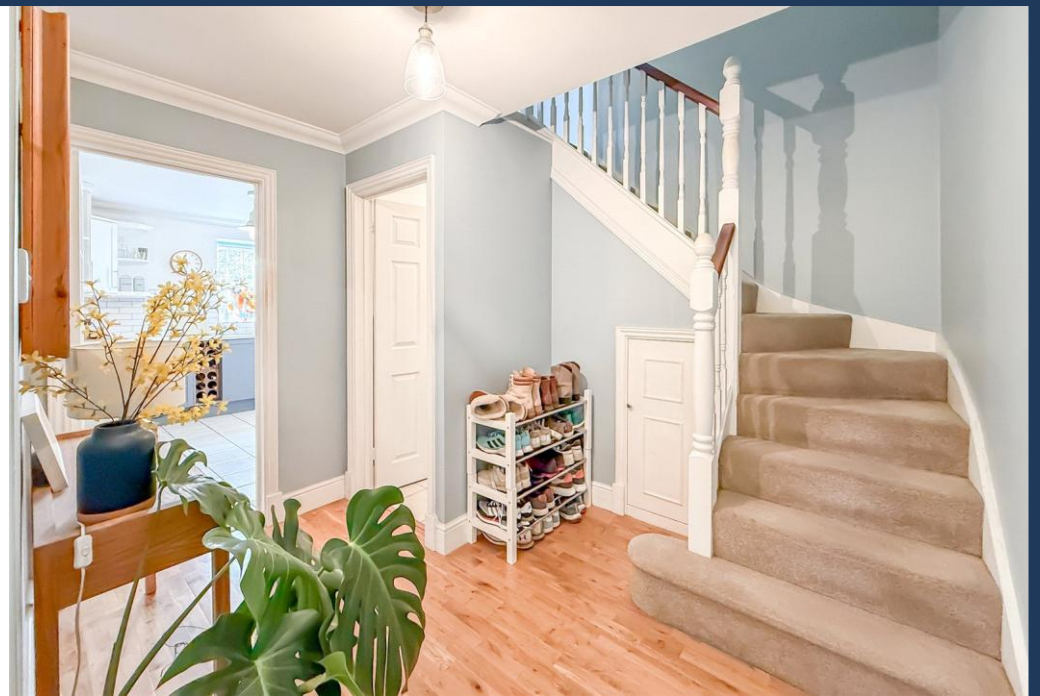
The location is a key highlight, with the wide range of shops, cafés, restaurants and cultural attractions of St Albans city centre all within easy reach, along with convenient transport links for commuters.

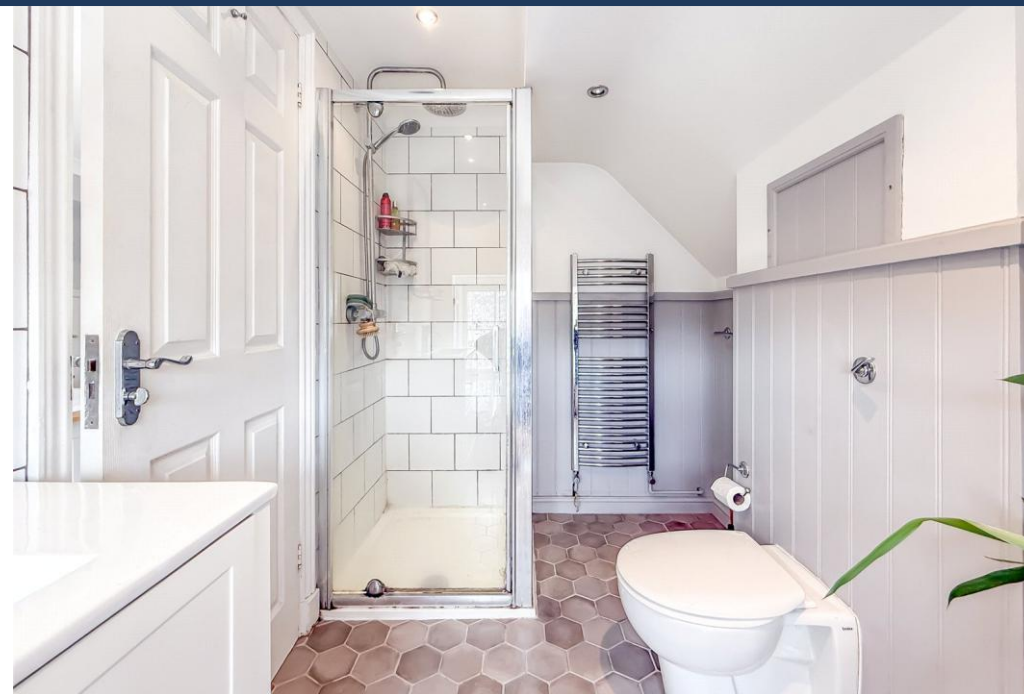
Overall, this is a rare opportunity to acquire a spacious and well located home within a sought-after gated development, combining security, comfort and outstanding accessibility.

Tenure: Leasehold
Term of Lease: 125 yrs from 24 Dec 1998
Service Charge: £2,055 PA for 2026
Ground Rent: £200 PA for 2026
Council Tax Band: F
EPC Rating: E



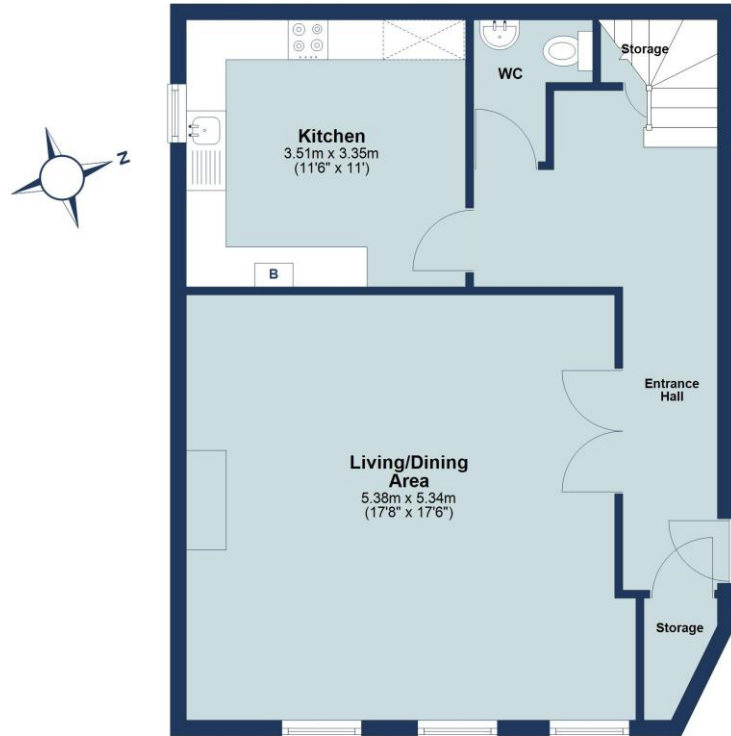






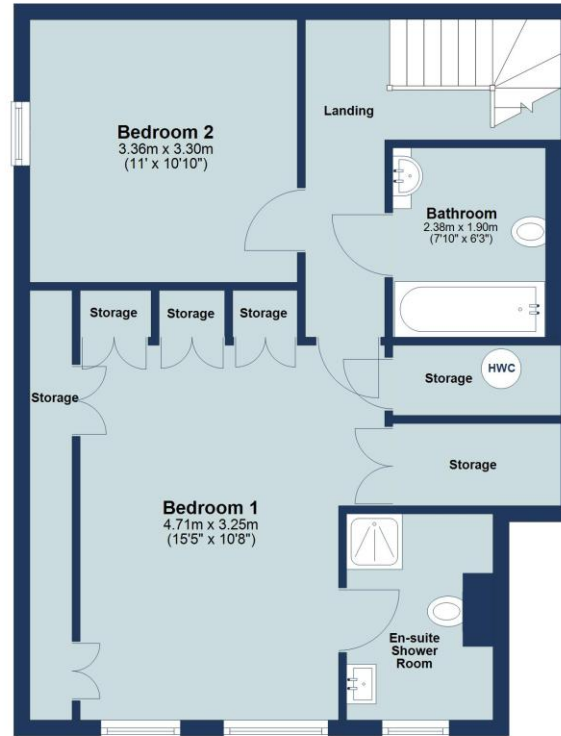
Ground Floor

Approx. 58.3 sq. metres (628.0 sq. feet)



First Floor

Approx. 56.4 sq. metres (607.0 sq. feet)



Total area: approx. 114.7 sq. metres (1235.0 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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