



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

Chime Square, St. Albans, AL3 5JZ
Asking Price **£400,000**

Located in the heart of St Albans, this spacious two double bedroom ground floor apartment is offered for sale with the added advantage of no upper chain, providing a seamless move-in opportunity.

The property opens into a welcoming entrance hall, which features two useful storage cupboards, one of which houses the hot water cylinder.

The well-appointed kitchen/breakfast room is bright and airy, offering ample space for a table and chairs, perfect for casual dining. Adjacent is the generous living room, which is bay-fronted, allowing plenty of natural light to flood in and creating a warm, inviting space for relaxation.

The principal bedroom is spacious and comes with built-in storage and the benefit of an en-suite shower room, providing privacy and convenience. The second bedroom is also a double, offering flexibility as a guest room, home office, or hobby space. Completing the accommodation is a further bathroom, serving the second bedroom and visitors. The property is further enhanced by gas central heating, ensuring comfort throughout the year.

Externally, the property enjoys a welcoming communal area and the rare benefit of two allocated parking spaces, an unusual feature for a home in the centre of St Albans.

St Albans is a highly sought-after location, renowned for its rich history, stunning architecture, and thriving local culture. Residents benefit from excellent transport links, including direct trains to London St Pancras, making it an ideal location for commuters.

The city also boasts a vibrant high street, boutique shops, an array of restaurants and cafes, picturesque parks, and highly regarded schools. Whether you are looking to enjoy the cultural amenities, explore the surrounding countryside, or simply take advantage of the excellent local facilities, St Albans offers a lifestyle that is both convenient and sophisticated.

This ground floor apartment represents a rare opportunity for first-time buyers, downsizers, or investors seeking a property in a central location with modern comforts, ample living space, and the convenience of allocated parking.

Early viewing is highly recommended to fully appreciate the quality, space, and prime location on offer.

Tenure: Leasehold
Term of Lease: 999 Years From Jan 1999
Service Charge: £1,680pa For 2025
Ground Rent: £250pa For 2025
Council Tax Band: E
EPC Rating: C









Ground Floor

Approx. 66.3 sq. metres (713.6 sq. feet)



Total area: approx. 66.3 sq. metres (713.6 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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