



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

The Quadrant, St. Albans, AL4 9RD
Asking Price £375,000

This newly refurbished home is presented in excellent condition and offers three well-proportioned bedrooms, making it ideal for families or professionals alike. The modern kitchen is fitted with built-in appliances, combining style with practicality, while underfloor heating to the first floor adds a welcome touch of comfort and luxury.

Further benefits include double glazed windows throughout, enhancing energy efficiency and year-round warmth. Offered chain free, the property allows for a smooth and straightforward purchase.

Ideally located for easy access to local shops, amenities and excellent transport links, this home is perfectly suited to first-time buyers, investors or those seeking convenient city living in the heart of St Albans.

Tenure: Leasehold

Term of Lease: 108 Years Remaining

Service Charge: £489PA For 2026

Ground Rent: £100PA For 2026

Council Tax Band: C

EPC Rating: C





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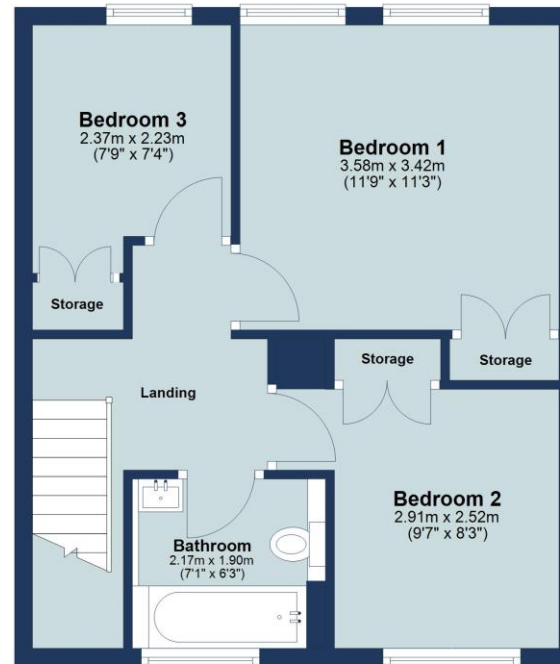
First Floor

Approx. 41.0 sq. metres (441.2 sq. feet)



Second Floor

Approx. 41.4 sq. metres (445.3 sq. feet)



Total area: approx. 82.4 sq. metres (886.5 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
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.

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