



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

Hughenden Road, St. Albans, AL4 9QP
Asking Price £250,000

Located within the highly regarded Marshalswick area, this well positioned ground floor flat offers comfortable accommodation ideal for first-time buyers, downsizers or investors.

The property features a well-proportioned double bedroom and a bright living space and is offered to the market chain free representing an excellent opportunity for a straightforward purchase.

Externally, residents benefit from communal gardens, outside storage shed, and the added advantage of a garage, offering valuable parking or additional storage. The location is a key highlight, being just a short walk from The Quadrant.

Tenure: Leasehold

Term of Lease: 141 Years 4 Months

Service Charge: £860

Ground Rent: £0

Council Tax Band: B

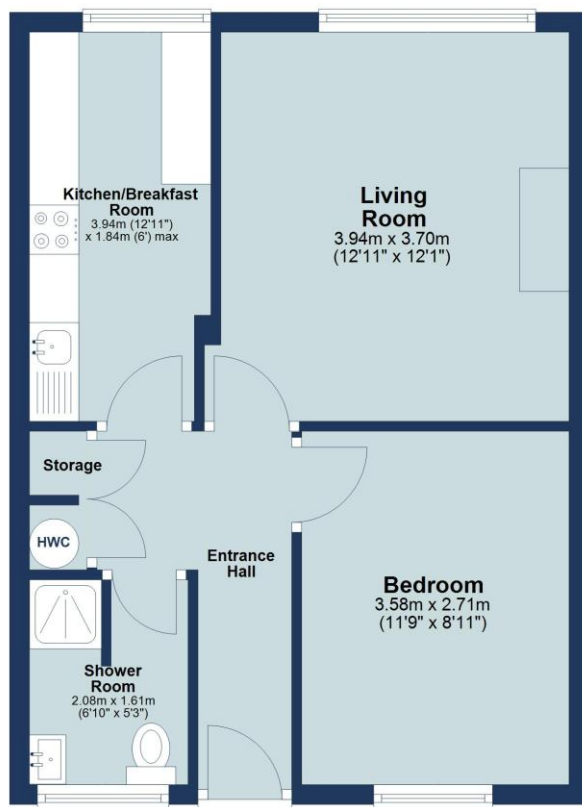
EPC Rating: D





Ground Floor

Approx. 41.7 sq. metres (448.8 sq. feet)



Total area: approx. 41.7 sq. metres (448.8 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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