



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

266 Hatfield Road, St. Albans, AL1 4UN
Asking Price £289,950

This well presented first floor apartment offers stylish and contemporary accommodation within a modern development in a popular and convenient location. Ideal for first time buyers, investors or those looking to downsize, the property combines comfortable living space with excellent local amenities close at hand.

The apartment features a bright open-plan lounge/kitchen, creating a sociable living environment with ample space for both relaxing and dining. The bedroom is well proportioned and served by a modern bathroom, whilst a private balcony provides an attractive outdoor space to enjoy.

Further benefits include allocated parking and easy access to nearby shops, transport links and everyday amenities, making this an excellent opportunity within a sought-after residential area.

Tenure: Leasehold

Term of Lease: 125 yrs from 25 Mar 2006

Service Charge: £1,650

Ground Rent: £300

Council Tax Band: C

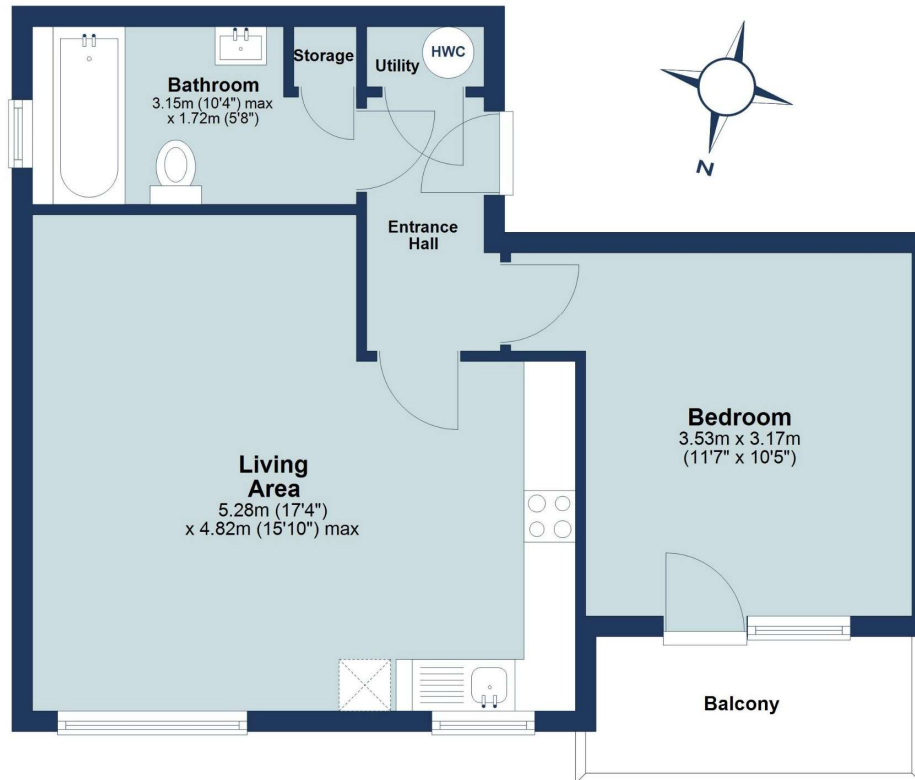
EPC Rating: B





First Floor

Approx. 44.7 sq. metres (481.3 sq. feet)
(excluding Balcony)



Total area: approx. 44.7 sq. metres (481.3 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Balcony not included in the total floor area.
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.

Looking to Sell or Let your
current home?



Scan me to request your FREE
Instant Online Valuation!

Fresh
FINANCIAL



Sign up for FREE mortgage monitoring today, giving you peace of mind you are on the right deal, every month.

We will compare your mortgage against thousands of deals and send you a monthly report.

Please note that mortgage monitoring does not constitute mortgage advice.

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

f @bradfordandhowley
ig @bradfordandhowley
in @bradford-howley
yt @bradfordhowley4660

tel 01727 898150
envelope stalbans@bradfordandhowley.com
location 8 Chequer Street, St Albans, Herts, AL1 3XZ