



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

Hatfield Road, St. Albans, AL1 4UN
Asking Price £279,950

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

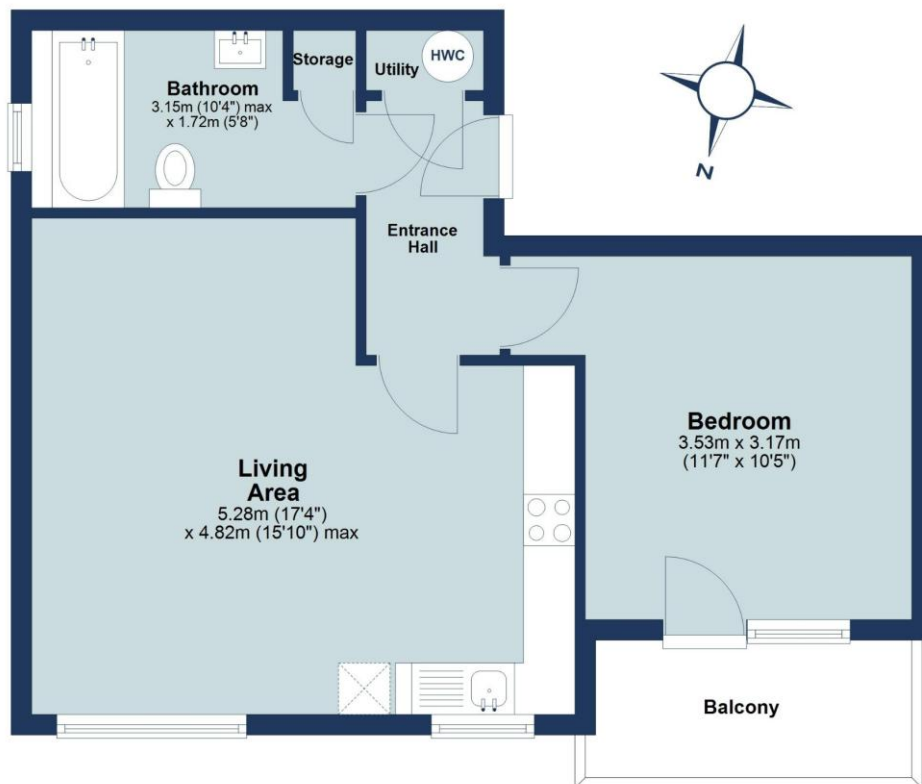
EPC Rating: B





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.

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