



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

The Quadrant, St. Albans, AL4 9RD
Asking Price £350,000

This spacious three-bedroom split-level maisonette offers well-proportioned accommodation throughout and is ideal for families, first-time buyers, or investors alike. Benefiting from double-glazed windows, gas central heating, and residents' permit parking, the property combines comfortable living space with a highly convenient location.

The accommodation begins with a welcoming entrance hall, which provides access to the main living areas and features useful under-stairs storage. The modern kitchen/breakfast room is fitted with a range of wall and base units and offers ample worktop space, together with a breakfast bar providing an ideal spot for casual dining.

The generous living room is a particular feature of the property, enjoying three large windows that allow an abundance of natural light to flow through the room, creating a bright and inviting atmosphere.

To the second floor are three well-sized bedrooms, each benefiting from useful built-in storage, making the most of the available space. The family bathroom is conveniently positioned to serve all bedrooms and completes the accommodation.

The property is situated in the heart of the popular Marshalswick area, just a short walk from The Quadrant Shopping Centre, which offers an excellent range of local amenities including an M&S Foodhall, bakeries, cafés, convenience stores, hairdressers, and other everyday services.

Regular bus routes nearby provide easy access to St Albans City Centre and surrounding areas, making commuting and day-to-day travel straightforward.

The vibrant city centre of St Albans offers an extensive selection of shops, restaurants, bars, and leisure facilities, together with a thriving market and a rich history.

For commuters, the city's mainline railway station provides fast and frequent services into central London, while excellent road links via the nearby motorway network offer convenient access to surrounding towns and cities.

Tenure: Leasehold
Term of Lease: 99 Years From Jan 2019
Service Charge: £535pa For 2026
Ground Rent: £100pa For 2026
Council Tax Band: C
EPC Rating: C









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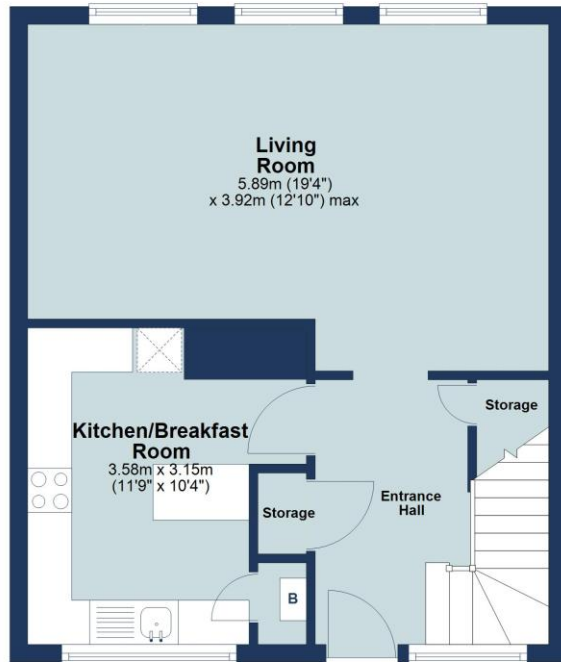
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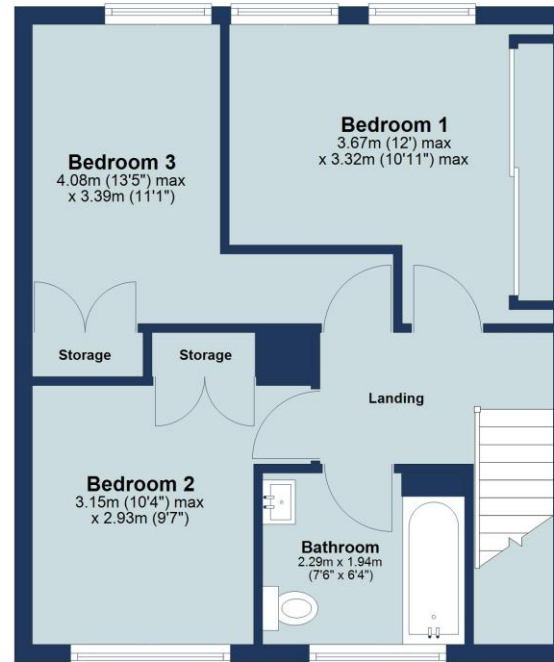
First Floor

Approx. 41.3 sq. metres (444.8 sq. feet)



Second Floor

Approx. 41.2 sq. metres (443.5 sq. feet)



Total area: approx. 82.5 sq. metres (888.4 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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