



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

Nero House, St. Albans, AL1 3GW  
Asking Price £300,000

Offered to the market with no upper chain, this well-presented ground floor apartment provides modern and convenient living in a highly accessible location close to St Albans City Station.

The property features a double bedroom with fitted wardrobes, offering good storage, along with a three-piece bathroom suite finished in a clean and contemporary style. The main living space is arranged as an open plan kitchen and living room, creating a bright and practical environment for both relaxing and entertaining.

A particular highlight is the large sun terrace, providing valuable outdoor space ideal for enjoying warmer months. Further benefits include allocated parking, adding everyday convenience.

Overall, this is a well-balanced and easily maintained home, ideal for commuters, first-time buyers or investors seeking a property in a prime St Albans location.

**Tenure: Leasehold**

**Term of Lease: 999 years from 30 June 2008**

**Service Charge: £1,816 PA for 2026**

**Ground Rent: £0**

**Council Tax Band: C**

**EPC Rating: B**





### Ground Floor

Approx. 49.4 sq. metres (532.0 sq. feet)  
(excluding Terrace)



Total area: approx. 49.4 sq. metres (532.0 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.  
Terrace 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  
**@** @bradfordandhowley  
**in** @bradford-howley  
**@** @bradfordhowley4660

**☎** 01727 898150  
**✉** stalbans@bradfordandhowley.com  
**📍** 8 Chequer Street, St Albans, Herts, AL1 3XZ