



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

Latium Close, Holywell Hill, AL1 1XU
Asking Price £335,000

NO UPPER CHAIN

This well-presented two double bedroom ground floor apartment forms part of a purpose-built residential development in a highly convenient central location.

The property offers a bright and pleasant living room with an attractive archway leading through to a galley-style kitchen. The master bedroom benefits from an en-suite shower room, complemented by a second bedroom and a separate family bathroom.

Externally, residents enjoy allocated parking and well-maintained communal gardens.

Latium Close is situated at the foot of Holywell Hill, within easy walking distance of St Albans city centre and the mainline station. The property is also close to the open green spaces of Verulamium Park, the adjoining leisure centre, and a nearby Sainsbury's supermarket.

Tenure: Leasehold

Term of Lease: 125 Years From December 1993

Service Charge: £3,253.44pa For 2026

Ground Rent: £320pa For 2026

Council Tax Band: D

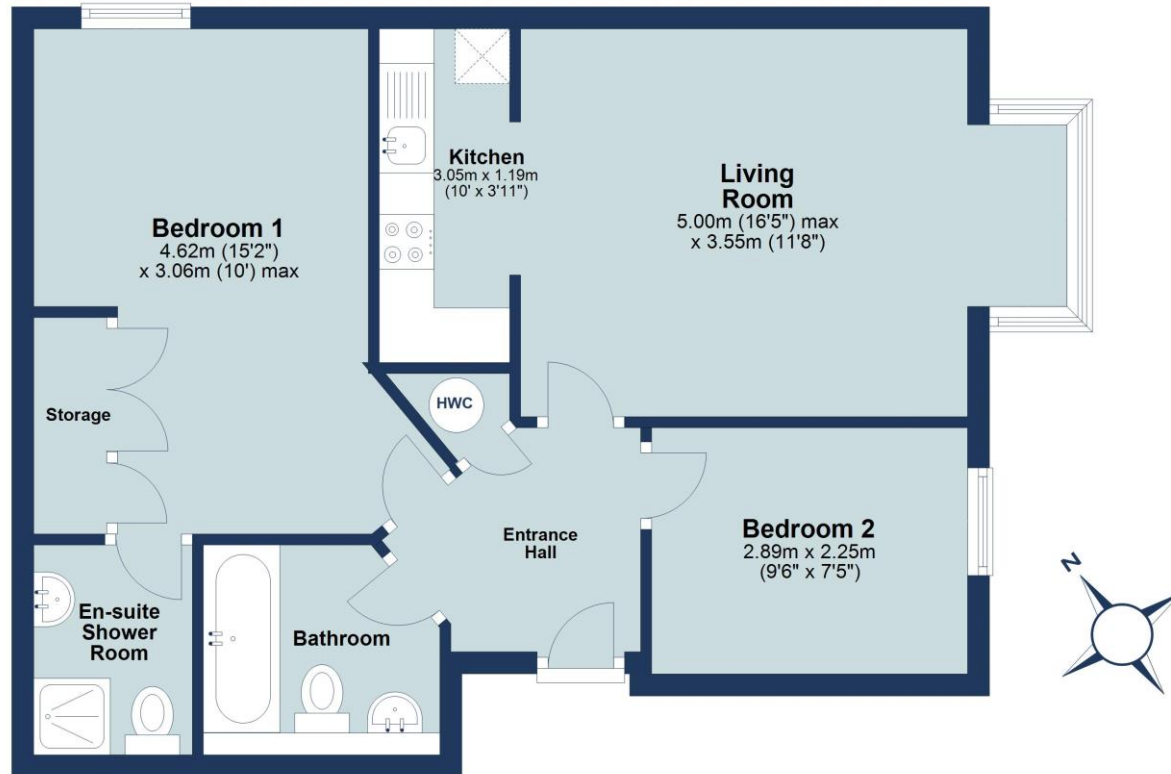
EPC Rating: D





Ground Floor

Approx. 54.3 sq. metres (584.0 sq. feet)



Total area: approx. 54.3 sq. metres (584.0 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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