



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

Loyd Court, Highfield Park, AL4 0AZ
Guide Price £385,000

Offered to the market with the benefit of NO UPPER CHAIN, this exceptionally spacious and BEAUTIFULLY REFURBISHED THROUGHOUT, READY TO MOVE INTO top floor apartment offers a notably large footprint and an abundance of natural light, providing contemporary accommodation ideally suited to professionals, couples and small families in the highly regarded Highfield Park area of St Albans.

The property enjoys a particularly generous and highly appealing layout, with a standout feature being the beautifully refurbished dual aspect kitchen, dining and living room. Positioned to face both sides of the building with a near north-south orientation, the apartment benefits from excellent natural light throughout the day as well as a pleasant sense of airflow and openness. This impressive open space enhances the feeling of volume and offers a welcoming environment for both relaxing and entertaining.

At the heart of the home is a BESPOKE, MADE-TO-MEASURE CONTEMPORARY KITCHEN WITH GENEROUS ISLAND, thoughtfully designed to maximise both style and functionality. This space flows effortlessly into the living area, creating a modern, open yet well-defined environment.

The apartment has been upgraded with high-quality engineered wood flooring throughout, further enhancing the sense of cohesion and finish, while the en-suite bathroom has been fully renovated to a high standard, offering a sleek and contemporary feel.

The thoughtful design allows for clearly defined living and dining areas while maintaining a sociable and modern atmosphere, and also accommodates

two well-integrated remote working spaces, ideal for home working without compromising on comfort or style.

Being a top floor apartment, the property is located on the second floor and accessed via stairs (no lift).

The apartment offers two generously sized bedrooms, including a principal bedroom with its own en-suite facilities. A second bathroom adds further practicality and flexibility, making the home well suited to professionals, sharers, downsizers or those seeking a convenient city base.

Additional advantages include a long lease remaining, an allocated parking space, shared secure bicycle storage and the benefit of a SPAR convenience store located just downstairs, open daily, making everyday living incredibly convenient.

The Highfield Park location is a key highlight, known for its attractive surroundings, green open spaces and ease of access to the wider St Albans area. The apartment is well positioned for local amenities, transport links and the vibrant city centre, offering an excellent balance between peaceful residential living and everyday convenience.

Overall, this is a stylish, thoughtfully upgraded home that combines light-filled, expansive accommodation with a desirable location and practical benefits, representing an excellent opportunity for a wide range of buyers.

Tenure: Leasehold
Term of Lease: 150 yrs from 22 Dec 2005
Service Charge: £1,800 PA for 2026
Ground Rent: £124 PA for 2026
Council Tax Band: D
EPC Rating: B



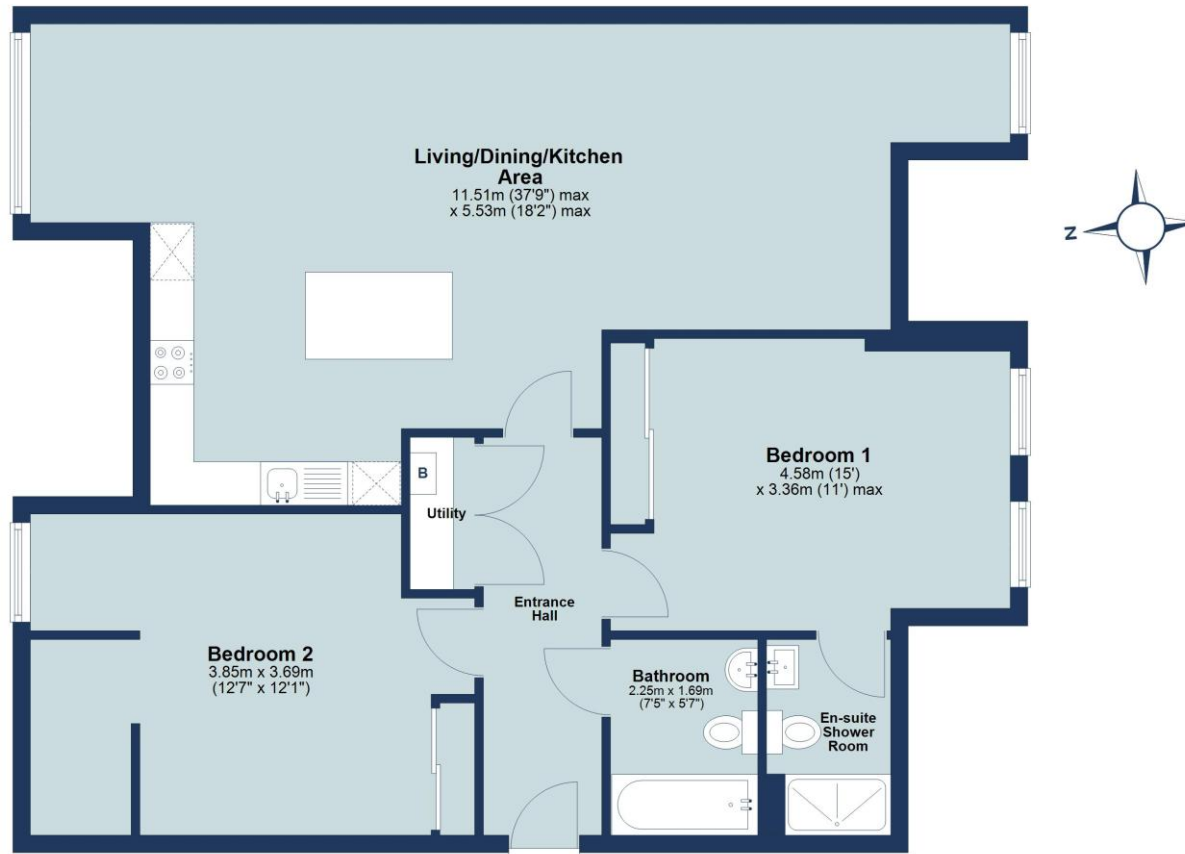






Second Floor

Approx. 93.7 sq. metres (1008.5 sq. feet)



Total area: approx. 93.7 sq. metres (1008.5 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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