



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

Loyd Court, Highfield Park, AL4 0AZ
Guide Price £367,500

This impressive top floor apartment is offered to the market with no upper chain and provides over 1,000 sq ft of beautifully presented accommodation, ideal for both professional buyers and downsizers seeking generous living space within a highly regarded residential setting.

Further benefits include a long lease with approximately 129 years remaining, an allocated parking space and well-maintained communal areas.

Situated within the popular Highfield Park development, the property enjoys a peaceful position whilst remaining conveniently close to excellent local amenities, open green spaces and well-regarded transport links.

The apartment immediately impresses with its sense of space and natural light, most notably within the stunning dual aspect open-plan living area.

Designed very much with modern living in mind, this superb room provides clearly defined areas for relaxing, dining and entertaining, whilst large windows to two aspects allow light to pour throughout the day.

The contemporary kitchen is fitted with a range of sleek units and integrated appliances, complemented by ample

worktop space and a sociable layout that works perfectly for both everyday living and hosting guests.

The sleeping accommodation is equally well balanced, with two generous double bedrooms positioned away from the main living space.

The principal bedroom benefits from fitted storage and a stylish en-suite shower room, whilst the second bedroom is served by a well-appointed family bathroom, making the apartment ideal for guests, sharers or those working from home.

Highfield Park remains a particularly desirable location due to its attractive surroundings, nearby countryside walks and excellent access into St Albans city centre, the mainline station and major road links.

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



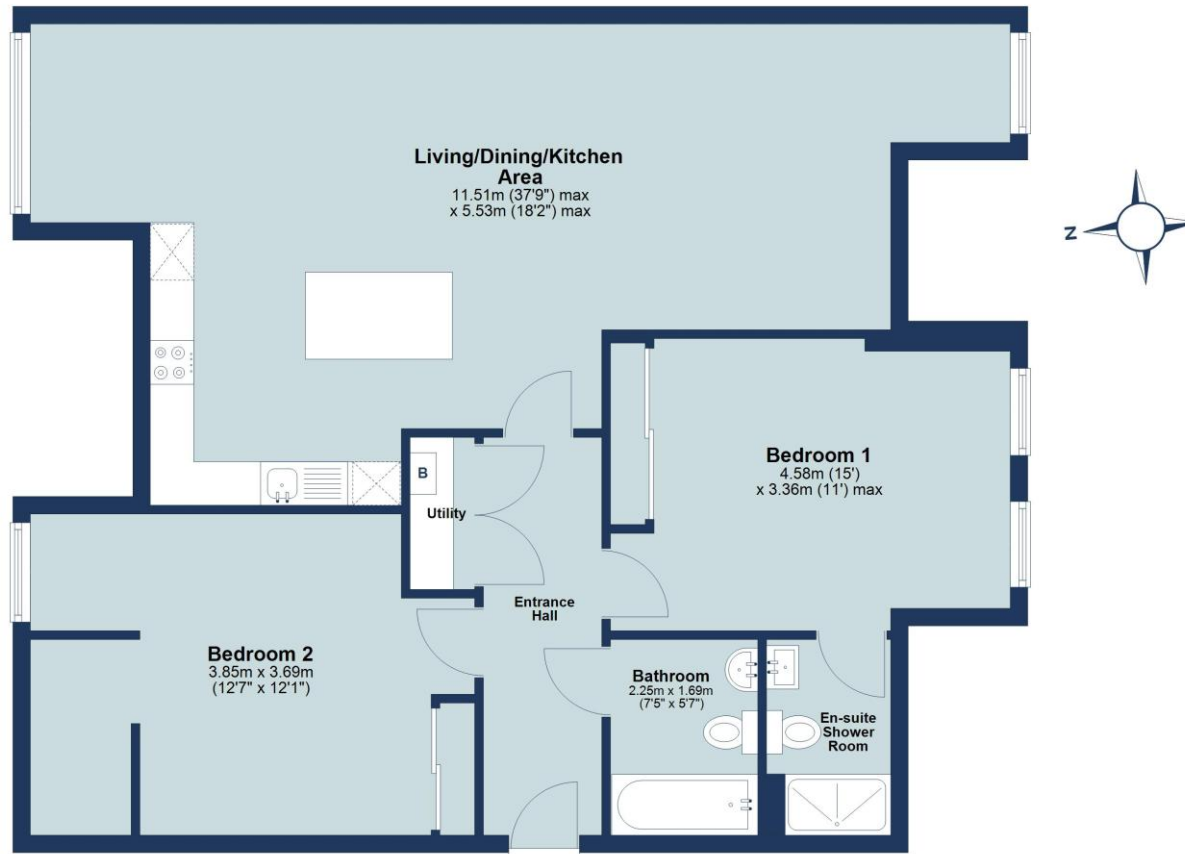






Second Floor

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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