



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

Gabriel Square, St. Albans, AL1 3AS
Asking Price £750,000

SHARE OF FREEHOLD

Set within beautifully landscaped communal grounds, this impressive luxury duplex apartment offers in excess of 1,050 sq. ft. of thoughtfully arranged accommodation, combining generous proportions with a superb central location.

The property is offered to the market with the significant advantage of no upper chain, making it an attractive proposition for both owner-occupiers and investors alike.

Upon entering the apartment, you are welcomed into a spacious entrance hall, providing a sense of space and flow from the outset. From here, a door leads to bedroom two, a well-proportioned and versatile room ideal for use as a guest bedroom, home office, or dressing room.

The hallway continues to a stylish family bathroom, fitted with contemporary sanitary ware and finished to a high standard.

Beyond the bathroom, the hallway leads to the staircase, which benefits from useful under-stairs storage as well as additional built-in storage cupboards, ensuring practical living without compromising on space.

This level is completed by the principal bedroom suite, a generous and tranquil retreat featuring doors opening directly onto a private decked area, perfect for morning coffee or quiet relaxation. An elegant en-suite shower room serves the principal bedroom, finished with modern fittings and tasteful tiling.

A staircase descends to the lower ground floor, where a central landing creates a striking feature with sliding doors positioned to both the left and right. These open into the main living spaces of the home, creating a seamless and contemporary feel.

To the front is a large, south-facing living room, flooded with natural light and offering ample space for both relaxing and entertaining. To the rear, the kitchen/breakfast room is equally impressive, well-equipped with modern cabinetry and work surfaces, and providing plenty of space for dining, making it ideal for social occasions as well as everyday living.

The apartment further benefits from secure underground parking, offering convenience and peace of mind—an especially valuable feature in such a central location.

Situated within Gabriel Square, the property enjoys a prime position in the heart of central St Albans. The mainline railway station is within easy walking distance, offering fast and frequent services into London, while the popular Odyssey cinema complex is close by. The city centre's vibrant mix of independent cafés, acclaimed restaurants, artisan delis, and boutique shops are all easily accessible, ensuring a highly desirable lifestyle location.

This exceptional apartment perfectly combines space, style, and location, making it an outstanding opportunity for those seeking luxury living in one of Hertfordshire's most sought-after cities.

Tenure: Share Of Freehold

Term of Lease: 999 Years From January 2017

Service Charge: £2,750 (approx.) PA for 2026

Ground Rent: No Ground Rent

Council Tax Band: E

EPC Rating: B



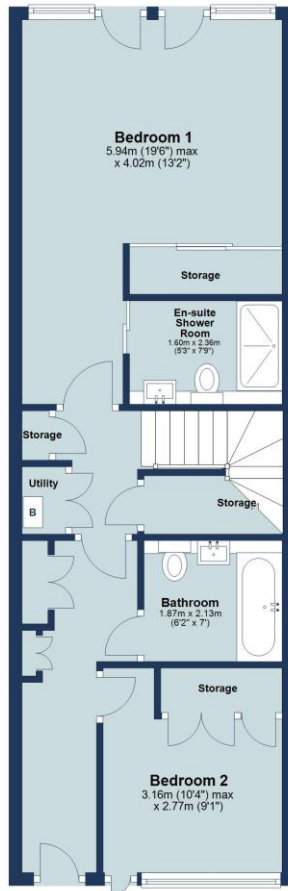






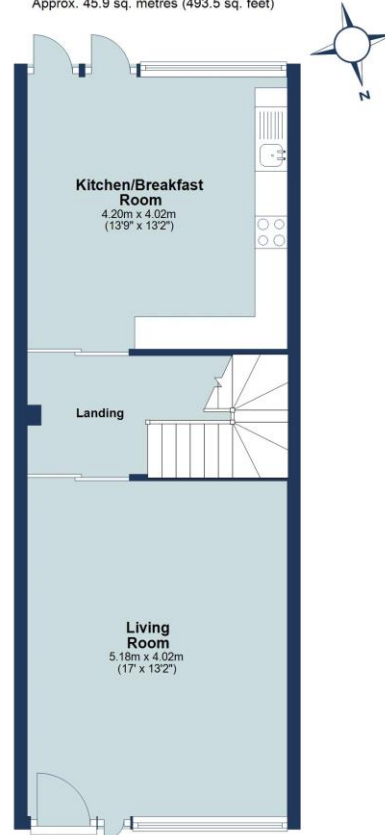
Lower Ground Floor

Approx. 52.9 sq. metres (569.2 sq. feet)



Ground Floor

Approx. 45.9 sq. metres (493.5 sq. feet)



Total area: approx. 98.7 sq. metres (1062.8 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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