



**BRADFORD
& HOWLEY**
HARPEN DEN | 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 over 1,050 sq. ft. of well-planned accommodation, combining generous proportions with a superb central location. Offered with the significant advantage of NO UPPER CHAIN, the property will appeal to both owner-occupiers and investors.

The apartment opens into a spacious entrance hall, immediately creating a sense of light and flow. From here is bedroom two, a versatile room ideal as a guest bedroom, home office or dressing room, together with a stylish family bathroom finished with contemporary fittings. The principal bedroom suite is also located on this level, providing a peaceful retreat with doors opening onto a private decked area — perfect for morning coffee or relaxation — and served by an elegant en-suite shower room. Useful under-stairs and built-in storage further enhance practicality.

A staircase leads to the lower ground floor where a central landing with sliding doors creates an impressive feature and access to the main living spaces. To the front, a large south-facing living room enjoys excellent natural light and ample space for entertaining.

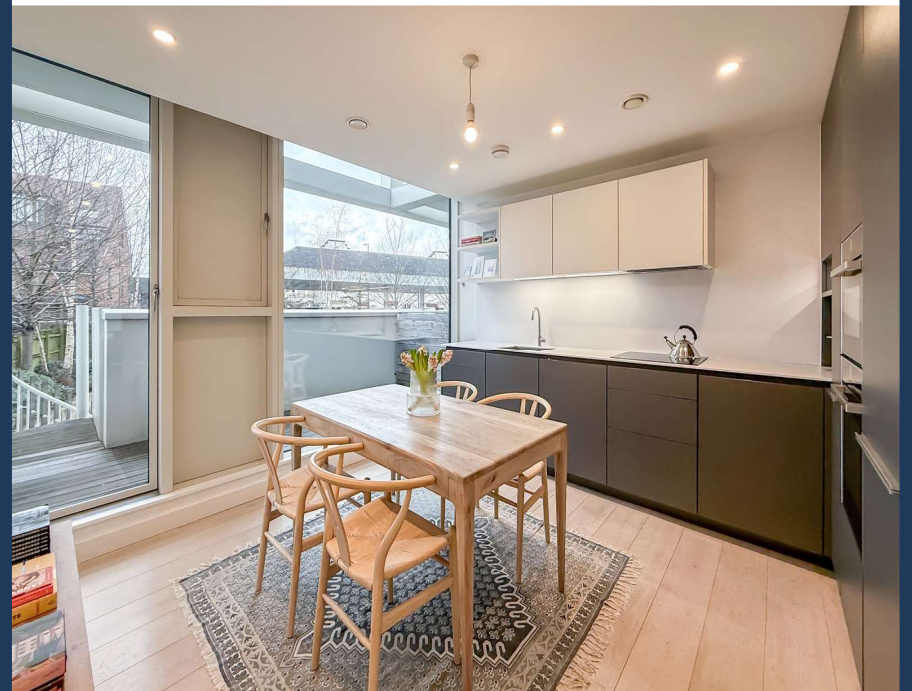
To the rear, the well-appointed kitchen / breakfast room offers modern cabinetry, quality work surfaces and generous dining space suited to both everyday living and social occasions.

Additional benefits include secure underground parking, offering convenience and peace of mind in such a central setting.

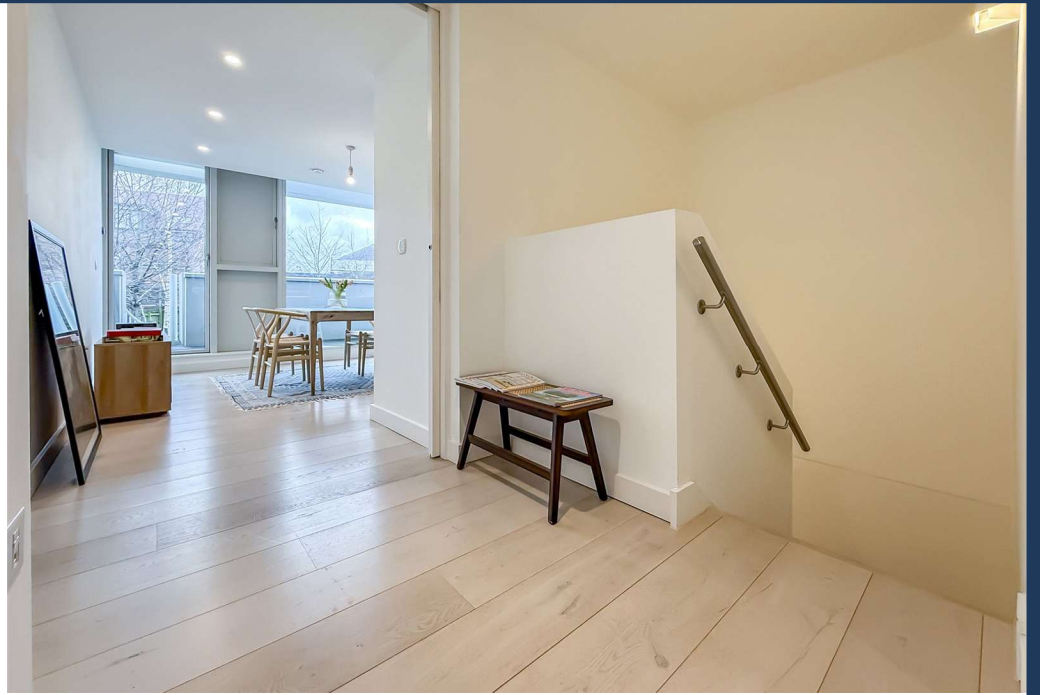
Located within Gabriel Square, the apartment enjoys a prime position in the heart of central St Albans, within easy walking distance of the mainline station with fast services into London. The Odyssey cinema complex and the vibrant city centre with its independent cafés, restaurants, artisan delis and boutique shops are all close by, creating a highly desirable lifestyle location.

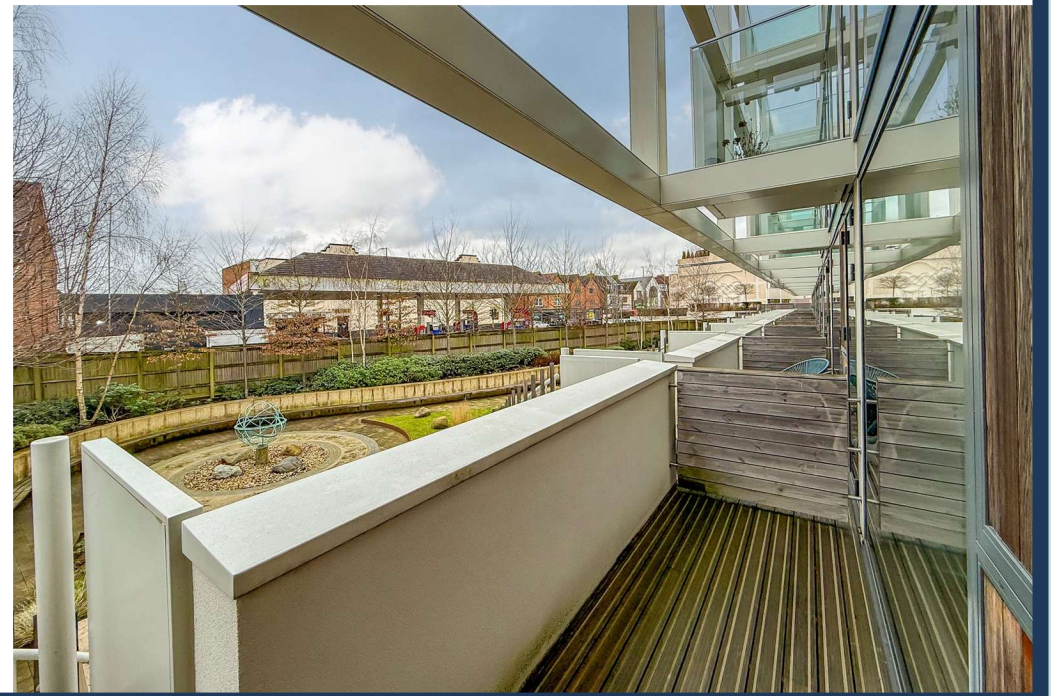
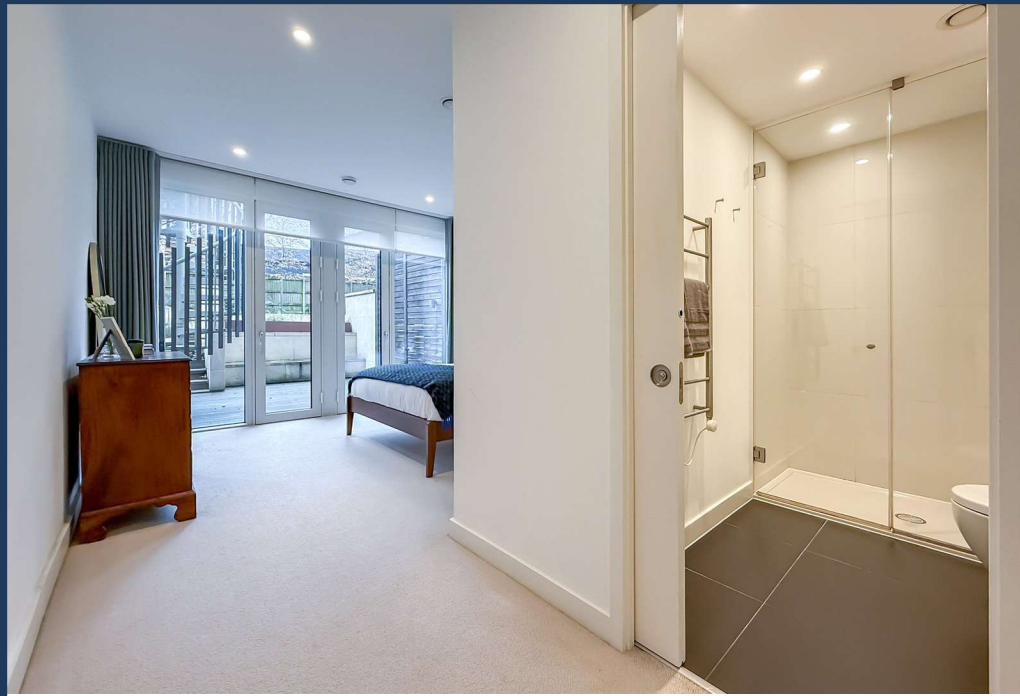
This exceptional home successfully combines space, style and location, presenting an outstanding opportunity to acquire luxury accommodation in one of Hertfordshire's most sought-after cities.

Tenure: Share of Freehold
Term of Lease: 989 Years 9 Months
Service Charge: £2,750
Ground Rent: £0
Council Tax Band: E
EPC Rating: B



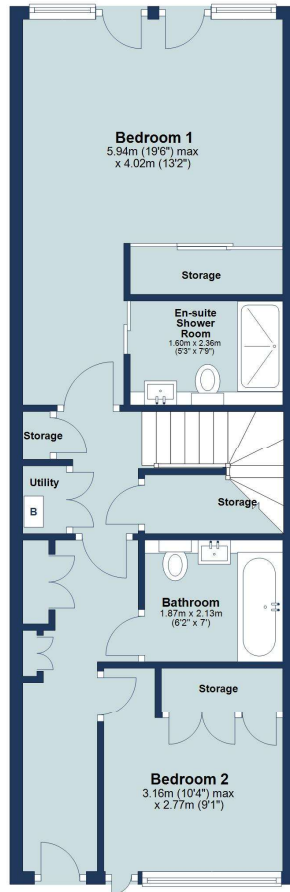






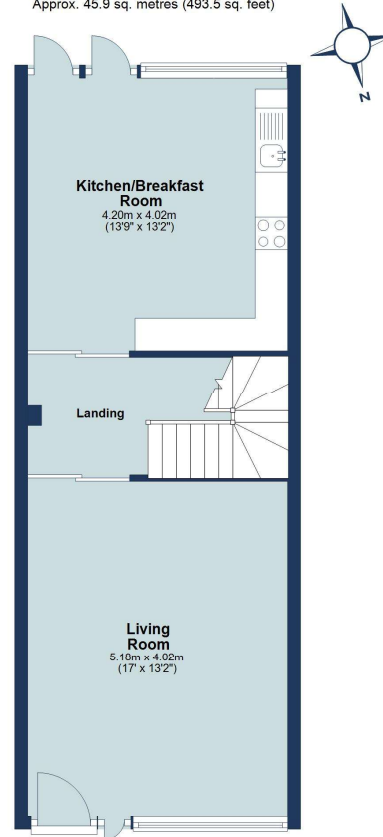
Lower Ground Floor

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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