



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

Watling House, London Road, AL1 1TA  
Asking Price £550,000

Set within an attractive and well-maintained gated development, this beautifully presented two-bedroom first floor apartment offers stylish accommodation, generous outside space and a highly convenient location.

The development itself makes an immediate impression, with an elegant frontage and secure access creating a sense of exclusivity and privacy.

To the rear, residents benefit from large communal gardens, thoughtfully landscaped and providing a peaceful green setting to enjoy throughout the year.

Internally, the apartment is well presented throughout, offering bright and comfortable living space. The layout has been designed to maximise both light and practicality, with well-proportioned rooms and a natural flow between spaces.

The property features two generous bedrooms, including a principal bedroom with its own en-suite, complemented by a second bathroom serving guests or family members.

This arrangement provides flexibility and convenience, making the apartment ideal for professionals, downsizers or those seeking a well located home with manageable space.

The main living area opens onto a private balcony, offering an ideal spot for morning coffee or evening relaxation while enjoying views across the development. This additional outdoor space enhances the lifestyle appeal of the apartment.

Further practical benefits include parking for two cars, a valuable feature within a gated development, along with secure entry and well-kept communal areas.

The location is another key advantage, with the property situated within walking distance of the station, making it particularly appealing for commuters. Local amenities and the wider town centre are also easily accessible, combining convenience with the calm setting of this attractive residential development.

Overall, this is a superb opportunity to acquire a well-appointed apartment within a prestigious and well managed setting, offering security, space and excellent connectivity.

**Tenure: Leasehold**  
**Term of Lease: 125 years from 1 Jan 2016**  
**Service Charge: £3,000 PA for 2026**  
**Ground Rent: £400 PA for 2026**  
**Council Tax Band: E**  
**EPC Rating: B**









## First Floor

Approx. 77.7 sq. metres (836.6 sq. feet)



Total area: approx. 77.7 sq. metres (836.6 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.  
Balcony not included in the total floor area.  
Plan produced using PlanUp.

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**f** @bradfordandhowley  
**@**bradfordandhowley  
**in** @bradford-howley  
**@**bradfordhowley4660

**☎** 01727 898150  
**✉** stalbans@bradfordandhowley.com  
**📍** 8 Chequer Street, St Albans, Herts, AL1 3XZ