



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

Kenton Gardens, St. Albans, AL1 1JS
Asking Price £385,000

Offered for sale with NO UPPER CHAIN, this attractive two-bedroom FIRST FLOOR apartment boasts a long lease, a generous private garden, and additional versatile spaces, making it an ideal choice for a variety of buyers.

The accommodation features a private front door leading to stairs up to a welcoming first-floor landing. From here, you'll find a bright bay-fronted living room with built-in storage cupboards, a separate fitted kitchen, two well-proportioned bedrooms, and a modern family bathroom. The practical, well-balanced layout benefits from ample natural light throughout. Additionally, there is a partially boarded loft.

Externally, the property enjoys a spacious private garden with a handy outbuilding, ideal for storage or a workshop.

Kenton Gardens is a popular residential turning just off Colindale Avenue in St Albans, conveniently located for the city centre, local shops and amenities, open green spaces, and highly regarded schools. St Albans City station is within easy reach, offering fast and frequent services into London, making this an ideal home for commuters and families alike.

Tenure: Leasehold

Term of Lease: 189 Years From June 1992

Service Charge: £0

Ground Rent: Peppercorn

Council Tax Band: C

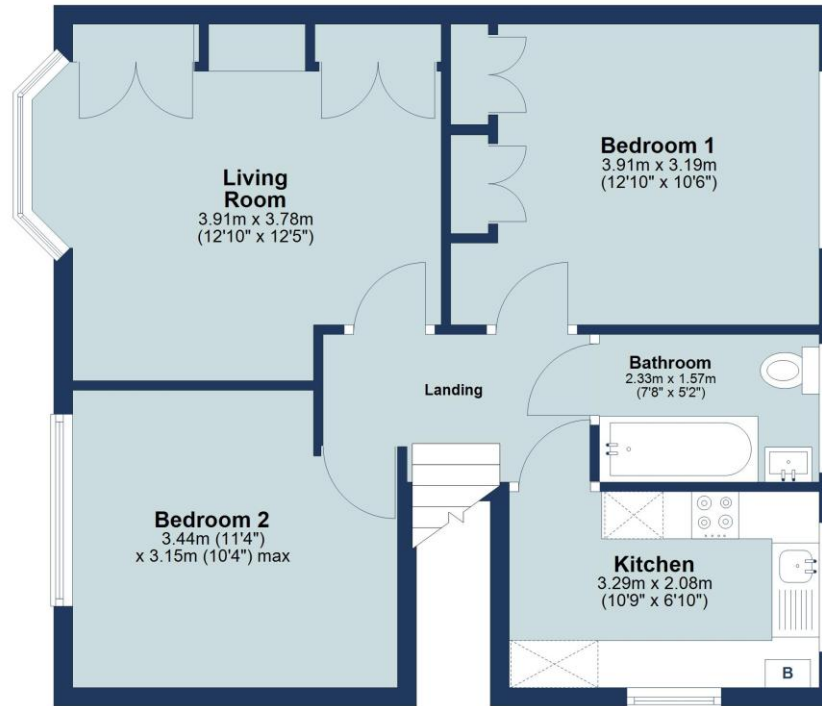
EPC Rating: C





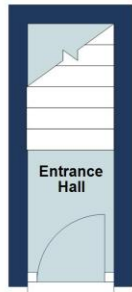
First Floor

Approx. 53.4 sq. metres (574.4 sq. feet)



Ground Floor

Approx. 2.4 sq. metres (25.5 sq. feet)



Total area: approx. 55.7 sq. metres (599.9 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Plan produced using PlanUp.

IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans, and measurements, these are not guaranteed, and they do not form part of any contract or tenancy. We have not tested any of the services, equipment, or fittings. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase or tenancy and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase or tenancy. You may download, store, and use the material for your personal use. You may not republish the material in any format without the consent of Bradford & Howley.

Looking to Sell or Let your current home?



Scan me to request your **FREE** Instant Online Valuation!

Fresh
FINANCIAL



Sign up for **FREE** mortgage monitoring today, giving you peace of mind you are on the right deal, every month.

We will compare your mortgage against thousands of deals and send you a monthly report.

Please note that mortgage monitoring does not constitute mortgage advice.

BRADFORD & HOWLEY
HARPENDEN | MARSHALSWICK | ST ALBANS

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

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