



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

Alma Cut, St. Albans, AL1 1QB  
Asking Price £625,000

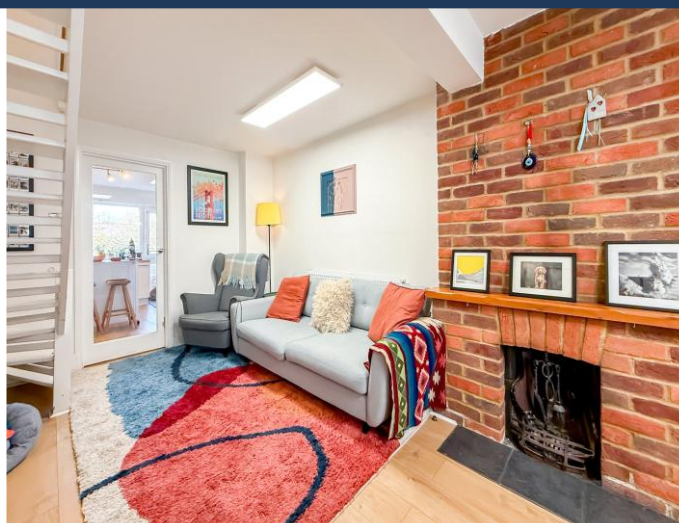


Tucked away in a sought-after city centre setting, this charming two-bedroom character terrace offers a perfect blend of period appeal and modern updates, all within walking distance of the mainline station and the vibrant amenities of St Albans. Offered to the market with no upper chain, it's an ideal home for commuters, first-time buyers or investors alike.

The ground floor is centred around a welcoming living room featuring an exposed brick wall and fireplace, leading through to a bright refitted kitchen/breakfast room with central island, pantry and direct access to the rear garden. Upstairs, the principal bedroom benefits from built-in storage, alongside a second bedroom with fitted wardrobes and a prime view of the Abbey cathedral, both served by a stylish refitted shower room.

Outside, the terraced rear garden begins with a patio seating area and steps down to a lawn, ending with a useful shed to the rear. Set in the heart of St Albans, Alma Cut is moments from the city's cafés, restaurants and historic highlights, while still offering quick access to green spaces and excellent transport links into London.

**Tenure: Freehold**  
**Council Tax Band: D**  
**EPC Rating: D**









### Ground Floor

Approx. 38.9 sq. metres (418.9 sq. feet)



### First Floor

Approx. 32.0 sq. metres (344.6 sq. feet)



Total area: approx. 70.9 sq. metres (763.5 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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