



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

Dawn Court, Bakers Close, St. Albans, AL1 5FH
Guide Price £400,000

Enjoying over 841 sq. ft. of well-proportioned living space, this spacious two-bedroom, two-bathroom top-floor apartment offers comfortable and versatile accommodation throughout.

Offered with no onward chain, the property also benefits from allocated parking and a range of upgrades, to include the boiler, upgraded bathroom and en-suite, and triple-glazed windows, enhancing both comfort and energy efficiency.

An excellent opportunity for first-time buyers, downsizers, or investors, this attractive home is ready to move straight into.

The accommodation begins with a welcoming entrance hall, which provides access to all principal rooms. There is a versatile study that could be used as a home office, dressing room, or additional storage space depending on individual requirements. Leading off the study is a useful storage cupboard housing the hot water cylinder.

The principal bedroom is a generous double room and benefits from built-in storage along with an en-suite shower room. The second bedroom is also a good-sized double, making it ideal for guests, family members, or those working from home.

A separate family bathroom is fitted with a three-piece suite and serves the second bedroom and visitors.

Positioned at the end of the hallway is the bright and spacious dual-aspect living room, offering plenty of natural light and ample space for both seating and dining furniture.

A separate kitchen/breakfast room is fitted with a range of wall and base units, providing good worktop space and room for a breakfast table, making it ideal for everyday living.

Externally, the development is surrounded by well-maintained communal gardens, creating an attractive setting for residents. The property also benefits from an allocated parking space, with additional visitor parking available within the development.

Dawn Court is conveniently located close to St Albans City Station, providing direct rail services into London and beyond, making it an excellent choice for commuters. St Albans city centre is also within easy reach and offers an extensive range of shopping, restaurants, cafés, bars, and leisure facilities, as well as the area's highly regarded parks and open spaces.

Tenure: Leasehold
Term of Lease: 125 Years From Jan 2005
Service Charge: £1,984pa For 2026
Ground Rent: £125pa For 2026
Council Tax Band: C
EPC Rating: C



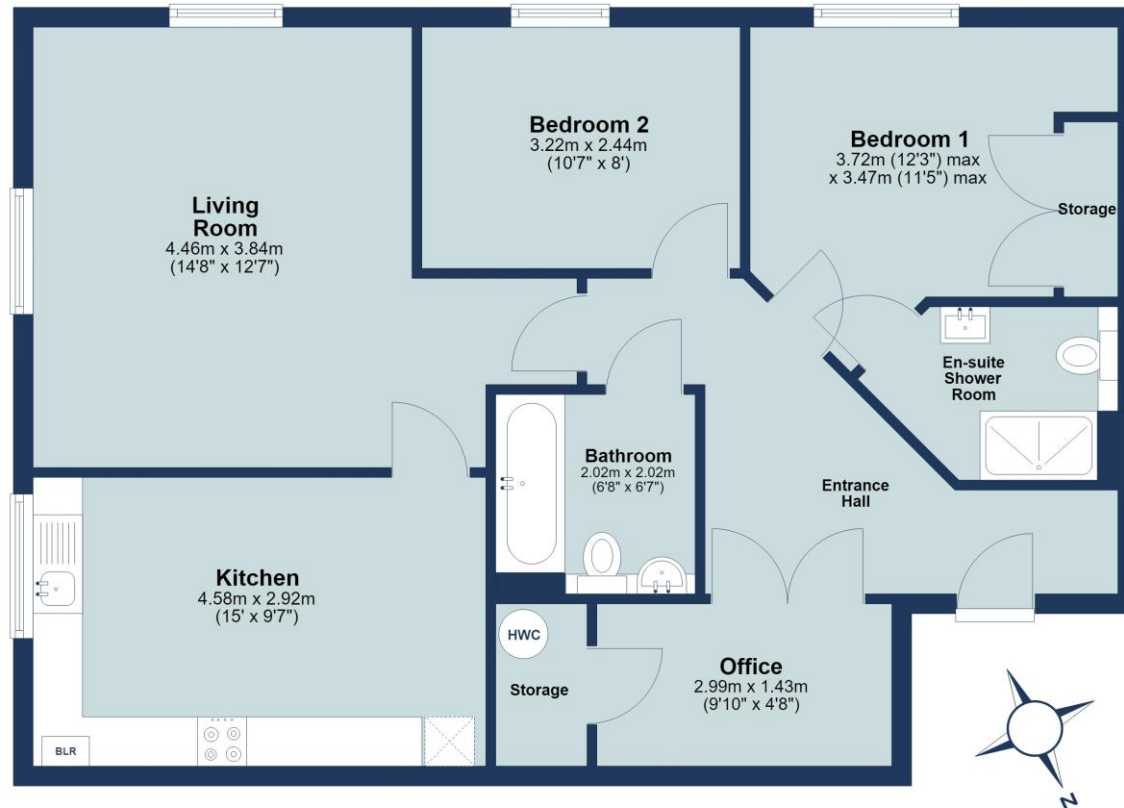






Second Floor

Approx. 78.2 sq. metres (841.8 sq. feet)



Total area: approx. 78.2 sq. metres (841.8 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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