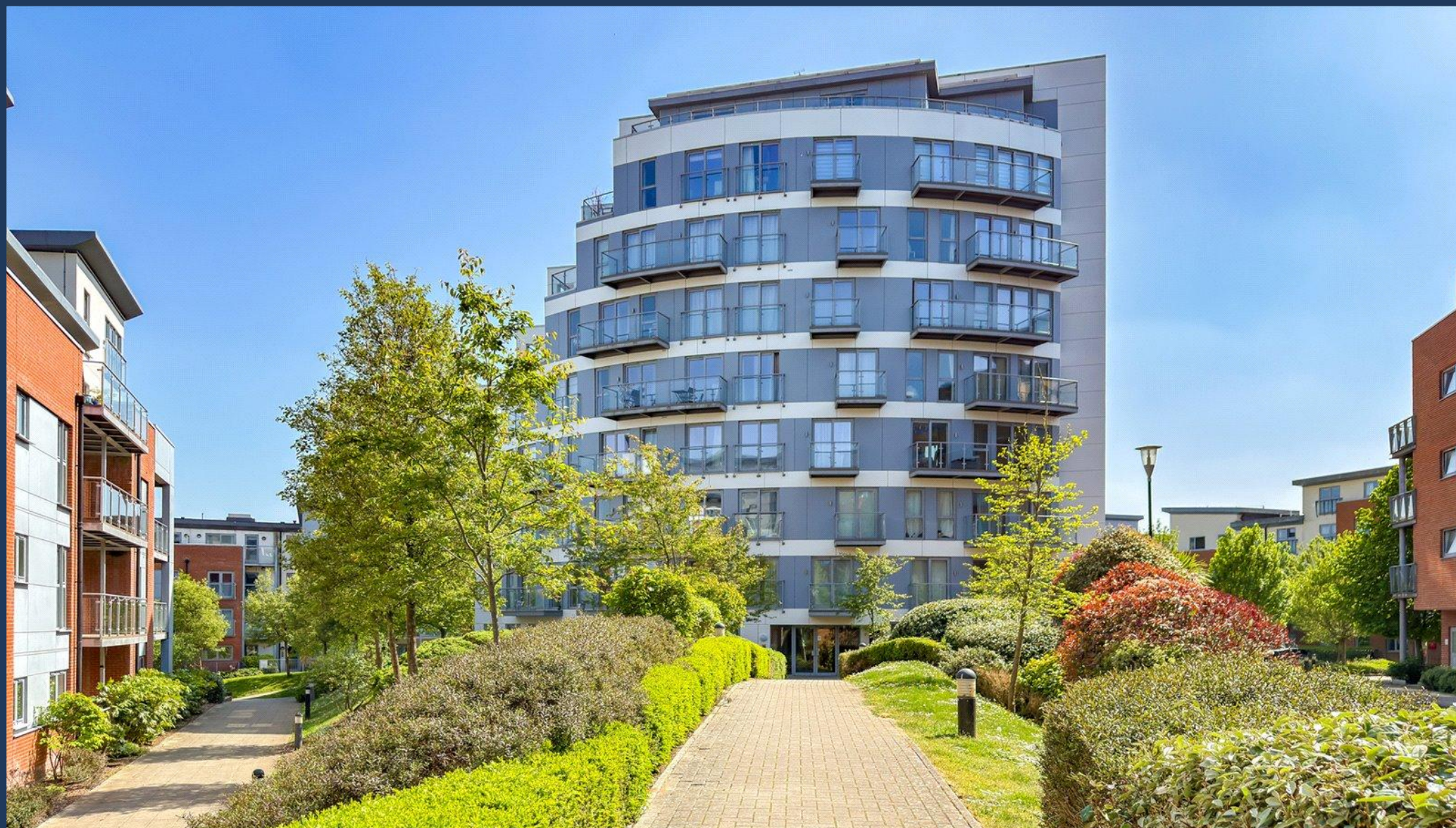




**BRADFORD
& HOWLEY**
HARPENDEN | MARSHALSWICK | ST ALBANS

Opus House, Charrington Place, AL1 3DB
Guide Price £470,000

Located just a short walk to St Albans City Station is this third floor two bedroom, two bathroom luxury apartment with the added benefit of being sold with no upper chain. This beautifully presented apartment also enjoys a long lease and would make a great purchase for a busy London commuter.

The property comprises of an entrance hall with large storage cupboard, two well-proportioned bedrooms both with fitted storage, two modern bathrooms and an open plan kitchen/living/dining room. There are also three balconies facing south and west to allow plenty of natural light into the property.

Additionally, there is an underground allocated parking space and communal gardens.

Opus House makes up part of the popular Charrington Place development which sits just a short stroll the St Albans City Station. With fast trains into London St Pancras, this property would suit a buyer looking to commute into Central London.

St Albans City with its vibrant high street with an extensive range of shopping and leisure facilities is approx. 0.8 miles away.

Disclaimer: The photos shown at this property are before the current tenancy.

Tenure: Leasehold

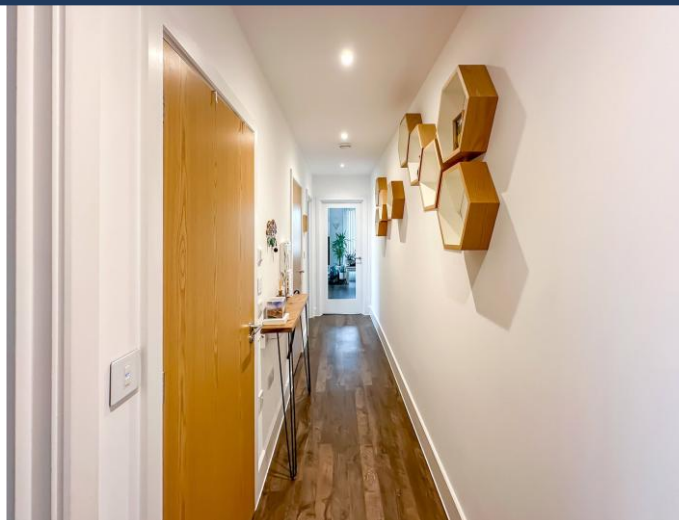
Term of Lease: 999 Years From 30th June 2008

Service Charge: £1,694pa for 2025

Ground Rent: £424pa for 2025

Council Tax Band: D

EPC Rating: B





Third Floor

Approx. 67.4 sq. metres (725.5 sq. feet)



Total area: approx. 67.4 sq. metres (725.5 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Balconies not included in the total floor area.
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.

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