



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

Westminster Court, St. Albans, AL1 2DX  
Asking Price £425,000

A spacious and well-maintained GROUND FLOOR apartment offering over 690 square feet of versatile living space in a highly desirable part of St Albans. Nestled within a quiet and leafy development, this home is offered with NO UPPER CHAIN, presenting an ideal opportunity for a hassle-free move.

Step inside to find a bright and inviting L-shaped living and dining room, providing a flexible space for both relaxing, entertaining and working. The brand new modern separate kitchen is functional and overlooks the garden area

The two bedrooms are practical in size and provide versatile space to suit various needs, whether for sleeping, working, or additional storage. The newly fitted family bathroom features neutral colours and a rainfall shower.

A particular highlight of this home is the private garden area – an inviting and quiet outdoor space, ideal for morning coffees, reading, or simply enjoying a breath of fresh air. This rare feature adds real value and charm to apartment living.

With a long lease and the benefit of ground floor access, this property is suited to a range of buyers, from first-timers and professionals to downsizers and investors alike.

Located within walking distance of the Abbey Flyer station, Verulamium Park, and the vibrant city centre, Westminster Court is perfectly positioned for enjoying everything St Albans has to offer. St Albans City station is approximately 1.3 miles away, with regular fast services into London St Pancras.

**Tenure:** Leasehold  
**Term of Lease:** 999 Years From Dec 2002  
**Service Charge:** £741pa For 2025  
**Ground Rent:** £0  
**Council Tax Band:** D  
**EPC Rating:** D









## Ground Floor

Approx. 64.4 sq. metres (692.7 sq. feet)



Total area: approx. 64.4 sq. metres (692.7 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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