



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

**Davy House, Charrington Place, AL1 3FL**  
**Asking Price £385,000**



An ideal opportunity for first-time buyers, this well-presented two-bedroom ground floor flat is offered with no upper chain. The property features a bright open-plan kitchen, living, and dining area, two bedrooms, and a modern family bathroom.

Additional benefits include secure, allocated underground parking.

Located in the desirable Charrington Place development, it's within walking distance of St Albans mainline station and the city centre, offering excellent transport links and a wide range of shops, restaurants, and leisure amenities.

This property is also available as 25% shared ownership – please contact us for more information.

**Tenure: Leasehold**

**Term of Lease: 99 Years From June 2009**

**Service Charges £TBC**

**Ground Rent: £0**

**Council Tax Band: C**

**EPC Rating: C**







### Ground Floor

Approx. 72.2 sq. metres (777.6 sq. feet)



Total area: approx. 72.2 sq. metres (777.6 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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