



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

Westminster Court, St. Albans, AL1 2DU  
Asking Price £475,000



A spacious three-bedroom top floor apartment enjoying a superb location within easy reach of St Albans city centre, Abbey Station and the open green spaces of Verulamium Park.

The accommodation is particularly generous, extending to approximately 950 sq ft in total. A private entrance hall on the ground floor has stairs rising to the main accommodation, where a large and wonderfully bright living room provides ample space for both sitting and dining areas. The separate kitchen offers a good range of fitted units together with useful pantry storage.

There are three well-proportioned bedrooms, including an excellent principal bedroom, while the bathroom completes the accommodation.

Set within an established residential development, the property is ideally placed for enjoying all that St Albans has to offer.

**Tenure: Share of Freehold**

**Term of Lease: 999 yrs from 25 Dec 2002**

**Service Charge: £772 pa for 2026**

**Ground Rent: £0**

**Council Tax Band: D**

**EPC Rating: D**









## First Floor

Approx. 84.1 sq. metres (905.3 sq. feet)



## Ground Floor

Approx. 4.2 sq. metres (45.0 sq. feet)



Total area: approx. 88.3 sq. metres (950.3 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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