



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

**Barcino House, St. Albans, AL1 3FZ**  
Asking Price £325,000

Set within a modern development close to St Albans city station, this stylish ground floor apartment offers bright, contemporary living with the added benefit of no onward chain.

The property features an open-plan lounge and kitchen with access to a private balcony, creating a relaxed and sociable space. There are two bedrooms and a modern bathroom, all finished to a high standard.

Perfect for first-time buyers or professionals, the apartment enjoys an enviable location, within walking distance of shops, cafés, restaurants, and the mainline station. Excellent transport links to London St Pancras and allocated parking make this a superb choice for those seeking comfort and convenience in one of St Albans' most desirable areas.

**Tenure: Leasehold**

**Term of Lease: 999 Years From June 2008**

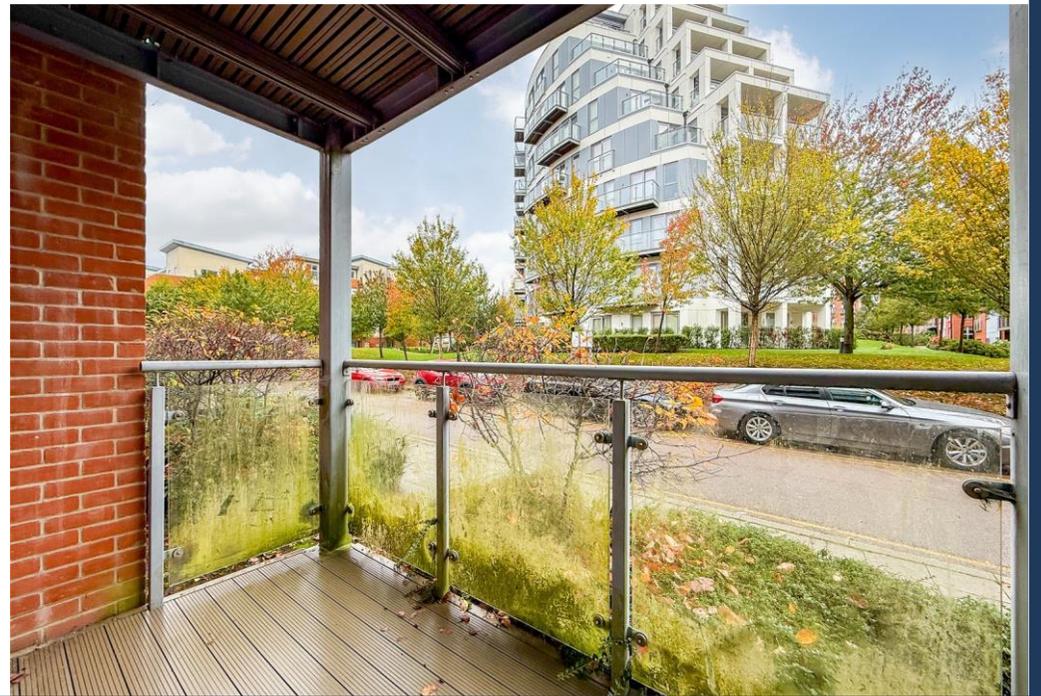
**Service Charge: £2,000 PA For 2025**

**Ground Rent: £400 PA For 2025**

**Council Tax Band: D**

**EPC Rating: C**





## Ground Floor

Approx. 59.6 sq. metres (641.5 sq. feet)



Total area: approx. 59.6 sq. metres (641.5 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.  
Terrace is not included in the total floor area.  
Plan produced using PlanUp.

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**f** @bradfordandhowley  
**@**bradfordandhowley  
**in** @bradford-howley  
**@**bradfordhowley4660

**01727 898150**  
**stalbans@bradfordandhowley.com**  
**8 Chequer Street, St Albans, Herts, AL1 3XZ**