



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

Hawkshill, Dellfield, AL1 5HU
Asking Price £225,000

Ideally positioned just a short walk from St Albans city station, this well-presented ground floor apartment offers bright and easy-care living, making it an excellent choice for first-time buyers or investors looking for a convenient base.

The accommodation includes an open-plan living room and kitchen, a well-proportioned double bedroom, and a bathroom. A door from the reception space opens directly onto the communal gardens, providing a pleasant outlook and an attractive extension of the living area.

Located in a popular residential setting close to local shops, cafés, and the amenities of Hatfield Road, the property also offers quick access to the city centre, excellent bus routes, and fast rail links to London St Pancras. With residents' parking and no upper chain, Hawkshill provides convenient, well-connected living in a sought-after part of St Albans.

Tenure: Leasehold

Term of Lease: 99 Years From January 2016

Service Charge: £TBC

Ground Rent: £TBC

Council Tax Band: C

EPC Rating: D





Lower Ground Floor

Approx. 40.3 sq. metres (433.3 sq. feet)



Total area: approx. 40.3 sq. metres (433.3 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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