



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

Millers Rise, St. Albans, AL1 1QW
Asking Price £320,000

Enjoy the convenience of city-centre living in this bright and airy ground-floor one-bedroom apartment, perfectly positioned just moments from the heart of St Albans.

Step through your own private front door into a welcoming entrance vestibule and hallway with handy storage, setting the tone for a well-designed and comfortable home. The apartment offers a light-filled living space, a well-proportioned bedroom, a practical kitchen, and a modern bathroom — ideal for relaxed evenings or easy entertaining.

Outside, allocated parking for one car adds everyday convenience, while the superb location means you can enjoy a short stroll to St Albans' vibrant mix of cafés, restaurants, shops, and leisure facilities.

Whether you're a first-time buyer, professional, or investor, this apartment offers an ideal blend of comfort, convenience, and city lifestyle.

Tenure: Leasehold

Term of Lease: 87 Years 3 Months

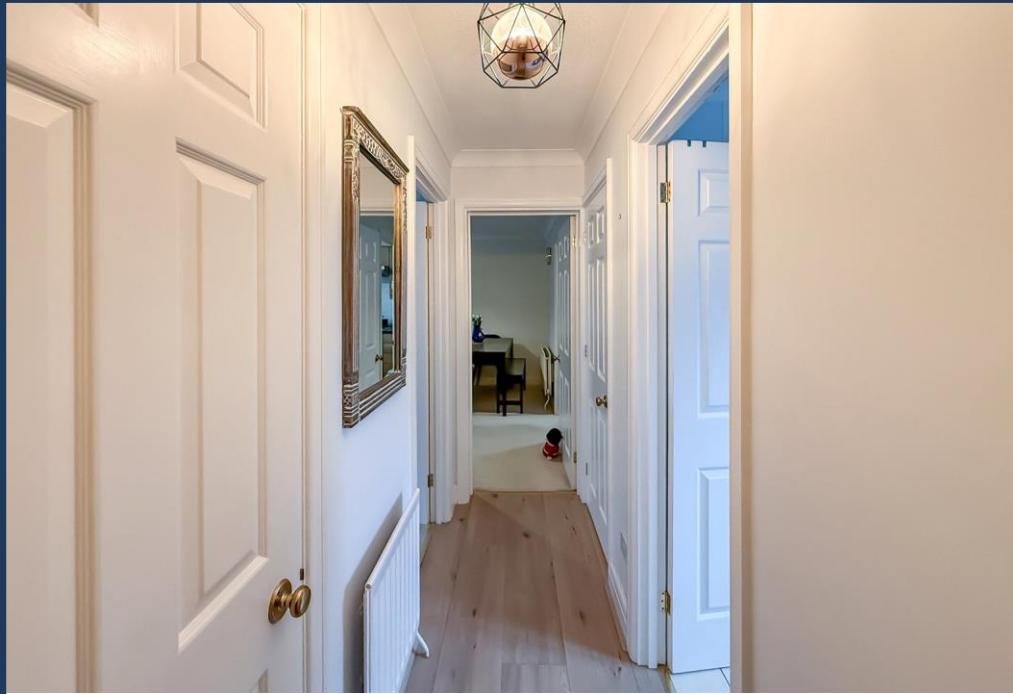
Service Charge: £1,029pa For 2025

Ground Rent: £150pa For 2025

Council Tax Band: C

EPC Rating: D





Ground Floor

Approx. 46.6 sq. metres (501.8 sq. feet)



Total area: approx. 46.6 sq. metres (501.8 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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