



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

**Millers Rise, St. Albans, AL1 1QW**  
**Asking Price £300,000**

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: 125 Years From March 1988**

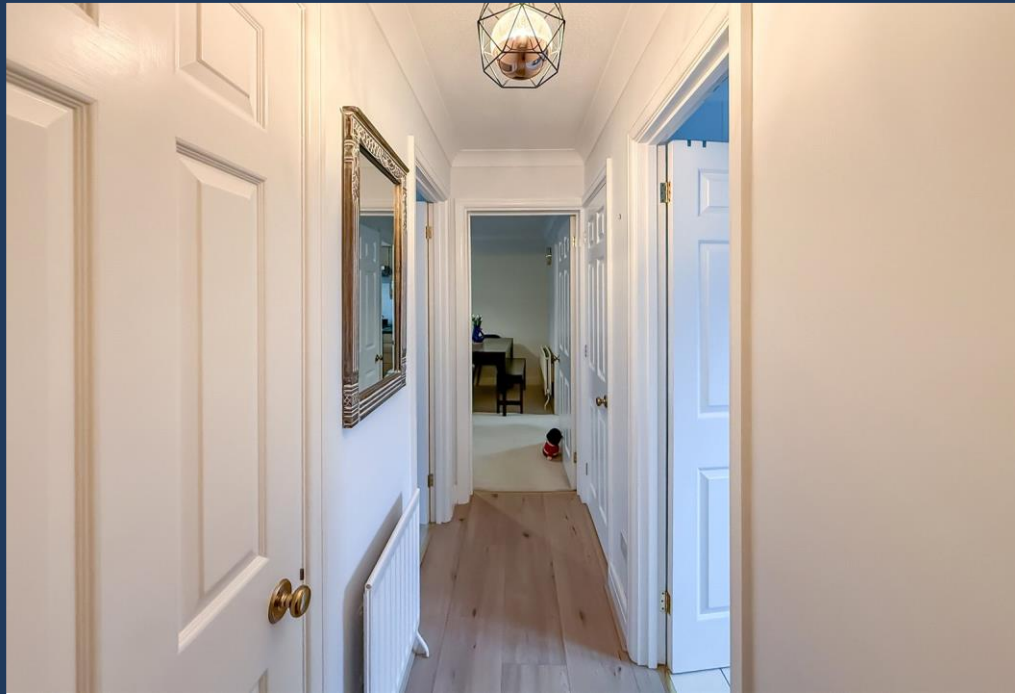
**Service Charge: £1,029pa For 2025**

**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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