



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

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

Located in a peaceful city centre cul-de-sac and offered for sale with the added advantage of NO UPPER CHAIN is this top floor, two-bedroom apartment forming part of a purpose-built residential development.

The accommodation comprises of two well-proportioned bedrooms, family bathroom, dual aspect living/dining area and separate kitchen. The property has the added benefit of an allocated parking for one car.

The property is ideally located within walking distance of the mainline station making it ideal for a busy London commuter. There's an excellent selection of amenities nearby to include the Odyssey art deco cinema, independent restaurants and coffee shops.

For those seeking a more tranquil pace of life, there's the wonderful Watercrest Nature Reserve on Riverside Road. The property has the added benefit of allocated parking for one car. This type of property is proven popular with both first-time buyers and buyer-to-let investors.

**Tenure: Leasehold**

**Term of Lease: 125 Years From May 1993**

**Service Charge: £1,395pa For 2026**

**Ground Rent: £0**

**Council Tax Band: D**

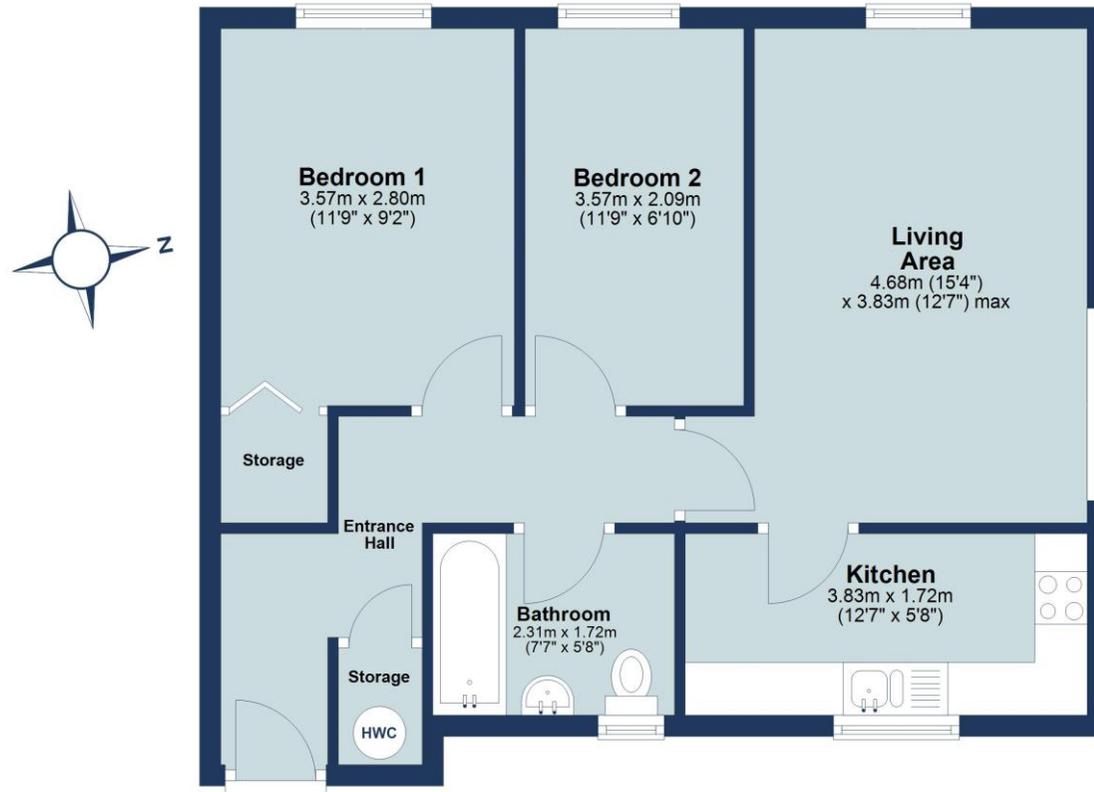
**EPC Rating: C**





## Second Floor

Approx. 54.6 sq. metres (587.3 sq. feet)



Total area: approx. 54.6 sq. metres (587.3 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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