



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

Approach Road, St. Albans, AL1 1SP
Asking Price £277,500

Set within a well-maintained block on Approach Road, this bright top floor apartment offers stylish, low-maintenance living just moments from St Albans City Station. Finished in neutral tones throughout, it's an ideal first-time purchase or investment opportunity.

The accommodation comprises a light open-plan kitchen/living room, a comfortable double bedroom, and a modern three-piece bathroom suite, all arranged in a practical layout with excellent natural light.

Further benefits include access to a communal courtyard garden, on-street permit parking available nearby, and ownership of the freehold through membership of the freehold management company. Perfectly positioned for commuters, with the station and city centre amenities within easy reach.

Tenure: Leasehold

Term of Lease: 999 Years From December 2013

Service Charge: £1,896 PA For 2025

Ground Rent: £0 PA For 2025

Council Tax Band: C

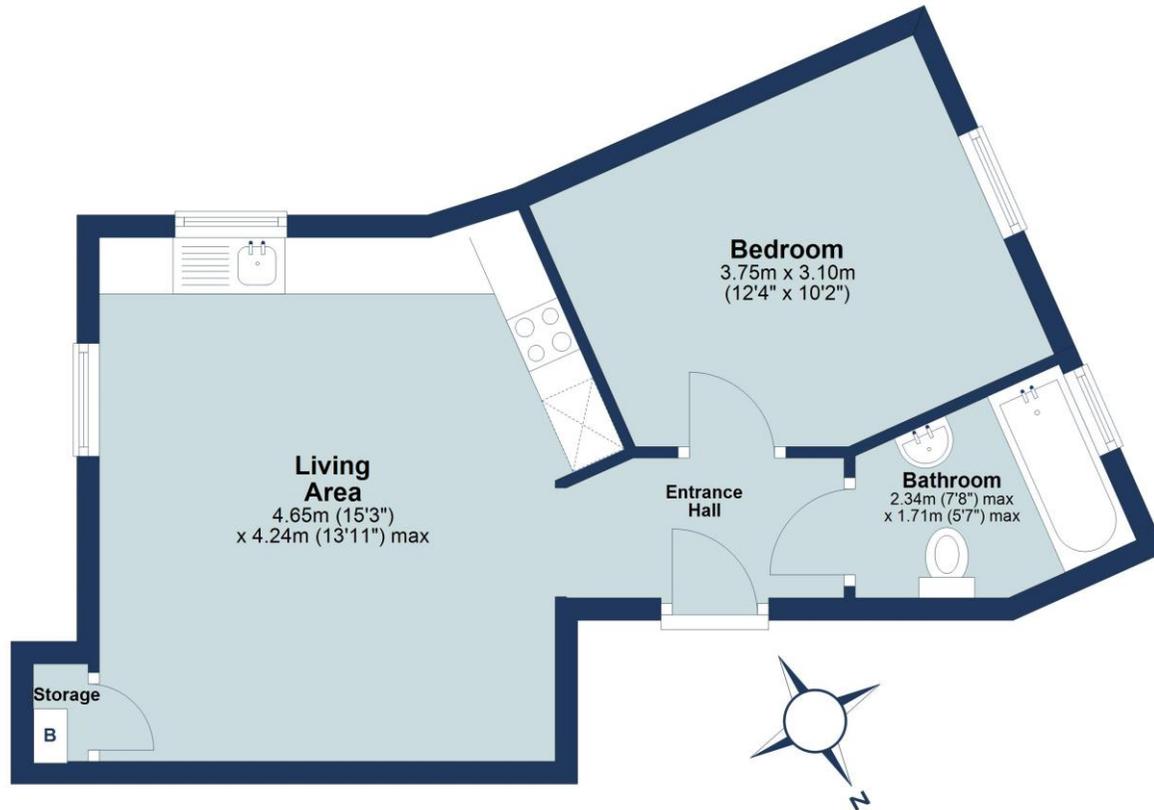
EPC Rating: C





Third Floor

Approx. 38.6 sq. metres (415.3 sq. feet)



Total area: approx. 38.6 sq. metres (415.3 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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