



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

Berners Drive, St. Albans, AL1 2JD  
Asking Price £325,000



A superb ground-floor one-bedroom maisonette offering practical, low-maintenance living in a highly convenient location.

The property features a lounge opening directly onto a private rear garden, creating an excellent flow between indoor and outdoor space. The bathroom includes a bath with shower, adding everyday comfort and flexibility.

Further benefits from allocated parking, low running costs, no ground rent, no service charge and no onward chain, making this an especially attractive purchase.

Ideally positioned within a short walk of St Albans Abbey Station, this home is perfectly suited to first-time buyers, downsizers or investors seeking a straightforward and well-located property.

**Tenure: Leasehold**

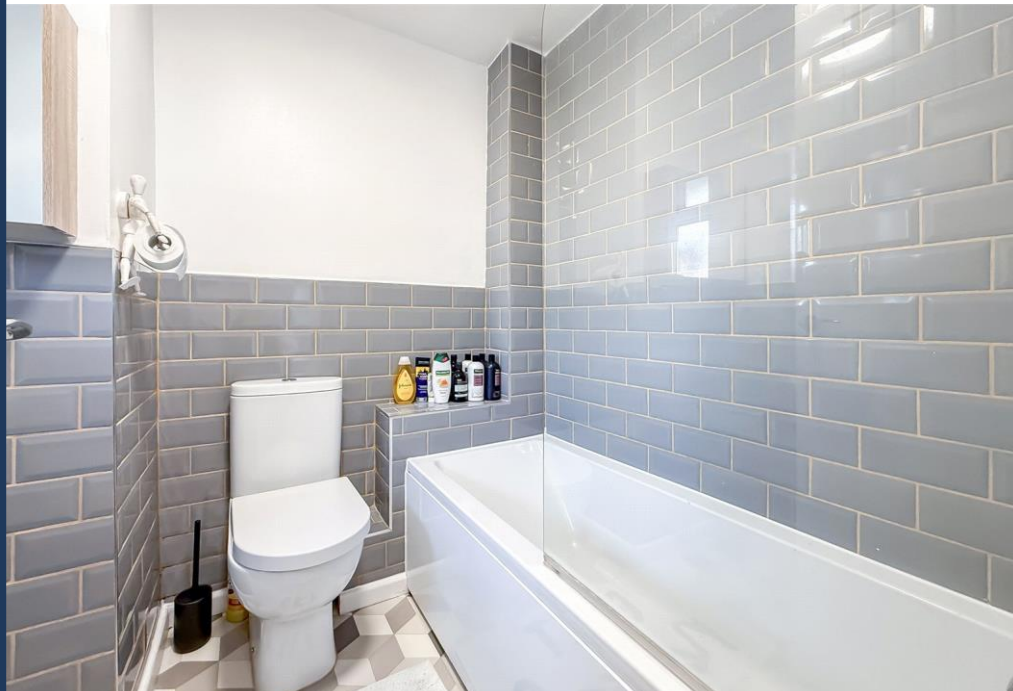
**Term of Lease: 150 Years From December 2016**

**Council Tax Band: C**

**EPC Rating: TBC**

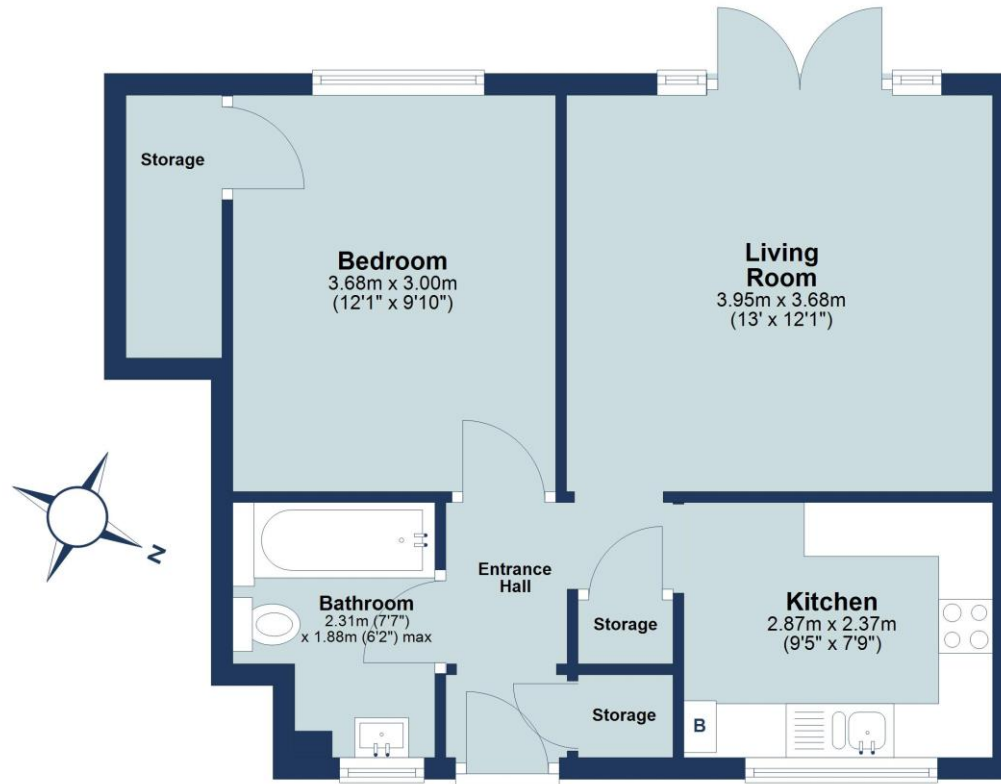






## Ground Floor

Approx. 45.2 sq. metres (486.4 sq. feet)



Total area: approx. 45.2 sq. metres (486.4 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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