



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

Woodlea, Hammers Gate, AL2 3EZ  
Asking Price £325,000



Tucked away in the popular Chiswell Green area, this beautifully presented two-bedroom ground-floor flat has been fully renovated to a high standard with luxury top end brand fixtures, fittings and appliances throughout.

This Smart Home property features a newly fitted kitchen with granite worktops and instant boiling water tap, modern lighting, underfloor heating, new front door and tasteful decoration, creating a bright and contemporary living space ready to move straight into.

Further benefits include allocated parking, access to a communal garden, and a long lease of 152 years remaining.

Offered with no upper chain, this home presents everything you would want in a modern luxury apartment.

**Tenure: Leasehold**

**Term of Lease: 152 Years Remaining**

**Service Charge: £580.00pa for 2026**

**Ground Rent: £11.00pa for 2026**

**Council Tax Band: C**

**EPC Rating: C**

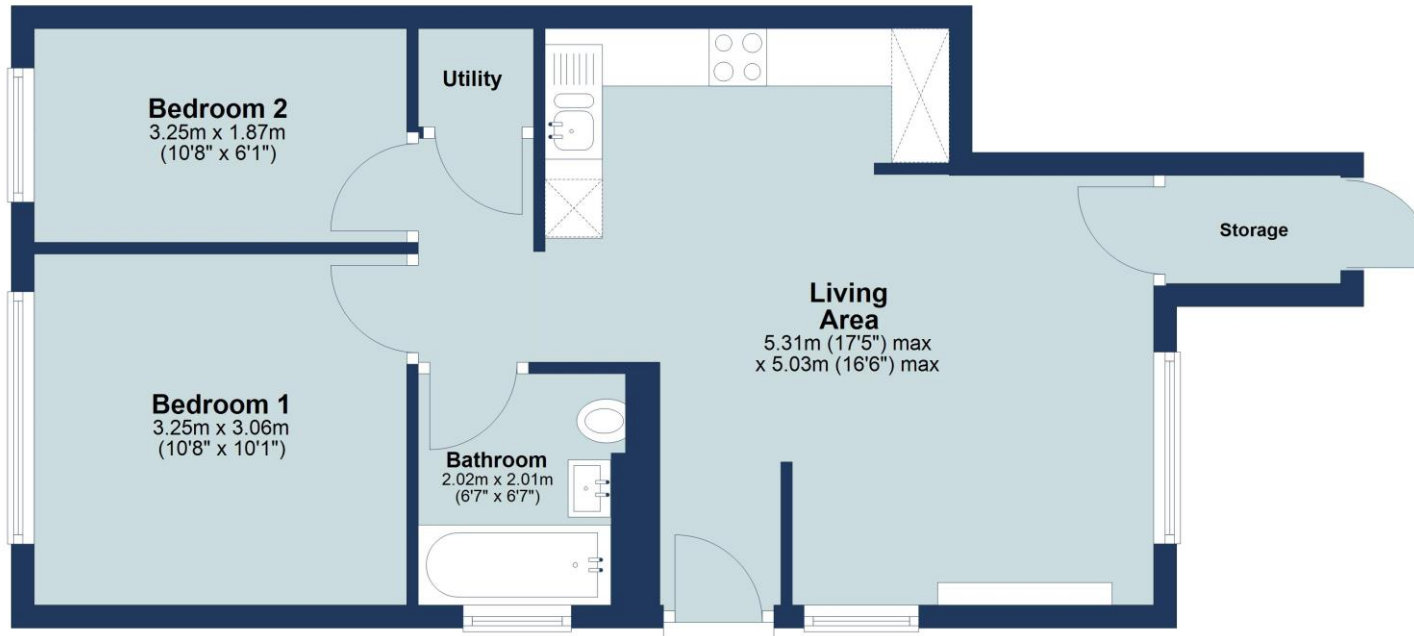






## Ground Floor

Approx. 48.3 sq. metres (520.4 sq. feet)



Total area: approx. 48.3 sq. metres (520.4 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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**f** @bradfordandhowley  
**@** @bradfordandhowley  
**in** @bradford-howley  
**@** @bradfordhowley4660

**01727 898150**  
**stalbans@bradfordandhowley.com**  
**8 Chequer Street, St Albans, Herts, AL1 3XZ**

bradfordandhowley.com