

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

Hertfordshire House, Civic Close, St. Albans, AL1 3JZ
Asking Price £329,500

NO UPPER CHAIN

This luxury one bedroom apartment is situated within Hertfordshire House, a stunning new build enjoying lifts and stairs to all floors, perfectly located for a bustling St Albans life.

This wonderful property comprises a modern open plan kitchen/living area featuring a floor to ceiling Juliet balcony, a generous double bedroom, and a stylish bathroom with separate shower.

This apartment is within the heart of the city centre, close to all day to day amenities including, bars, restaurants, and leisure facilities.

The mainline station with regular trains into London St Pancras and beyond is only a short walk away.

Tenure: Leasehold

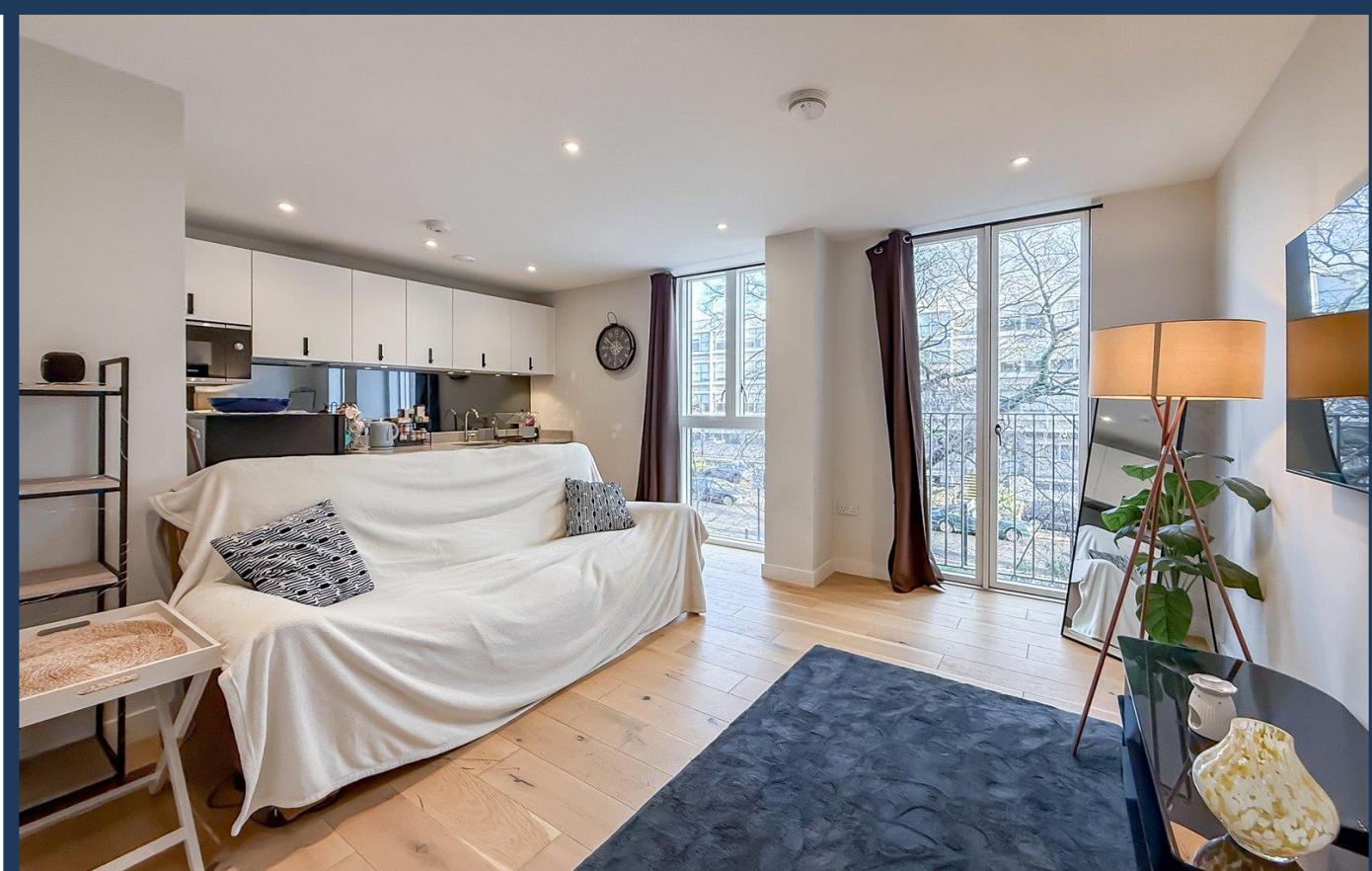
Term of Lease: 250 Years From January 2019

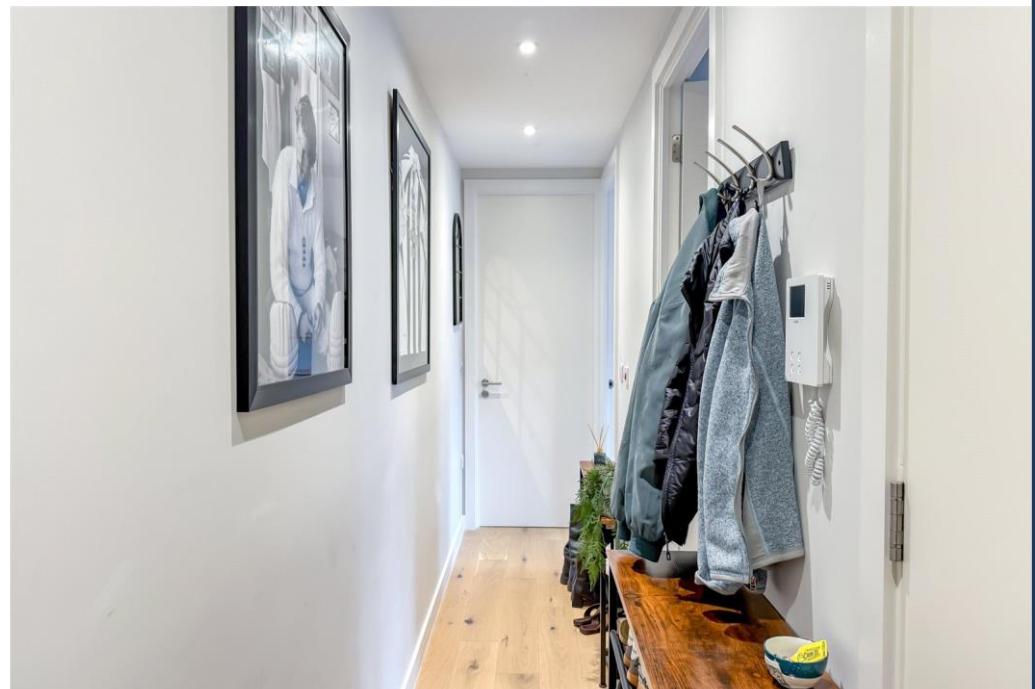
Service Charge: £2,400pa for 2026

Ground Rent: £220pa for 2026

Council Tax Band: C

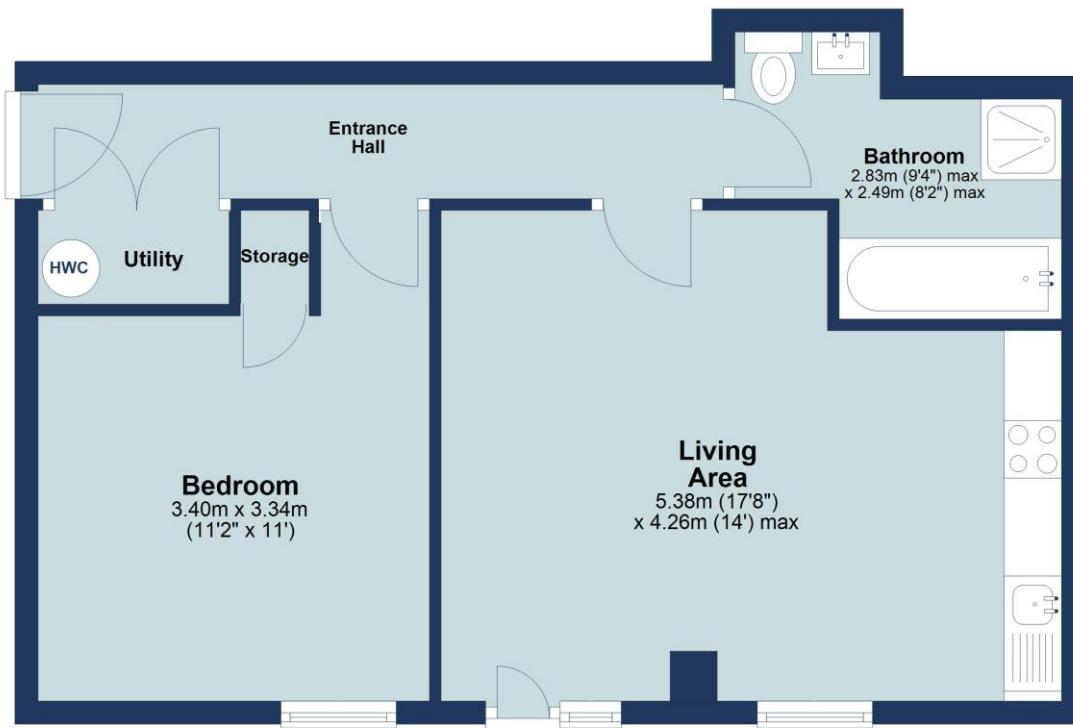
EPC Rating: D





First Floor

Approx. 47.9 sq. metres (515.6 sq. feet)



Total area: approx. 47.9 sq. metres (515.6 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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