



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

Westminster Court, St. Albans, AL1 2DX  
Asking Price £285,000

Located on the top floor, this apartment offers a bright and comfortable living environment, ideal for first-time buyers, downsizers or investors.

The property features a well-proportioned bedroom alongside a large lounge, providing an excellent sense of space and flexibility. The lounge offers ample room for both living and dining furniture, making it a practical and inviting area for everyday living and entertaining.

To the rear of the property has a private garden which is a particular advantage for an apartment of this type and is positioned close to St Albans Abbey Station and Verulamium Park.

Further benefits include an extended lease, (TBC) and the advantage of no upper chain, allowing for a smoother and potentially quicker purchase.

**Tenure: Leasehold**

**Term of Lease: 120 yrs from Jun 1963**

**Service Charge: £1,400 pa**

**Ground Rent: £16 pa**

**Council Tax Band: C**

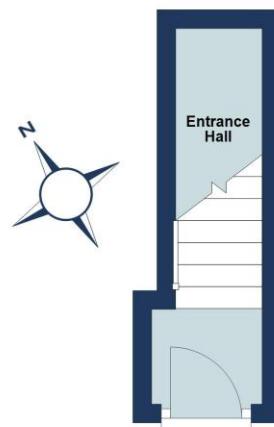
**EPC Rating: TBC**





## Ground Floor

Approx. 4.0 sq. metres (42.9 sq. feet)



Total area: approx. 50.2 sq. metres (540.4 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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## First Floor

Approx. 46.2 sq. metres (497.5 sq. feet)



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