



**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**

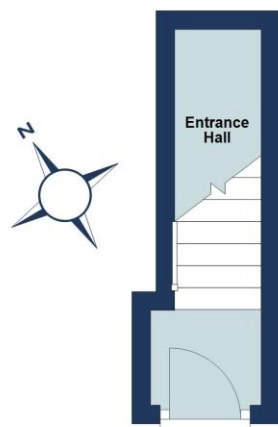






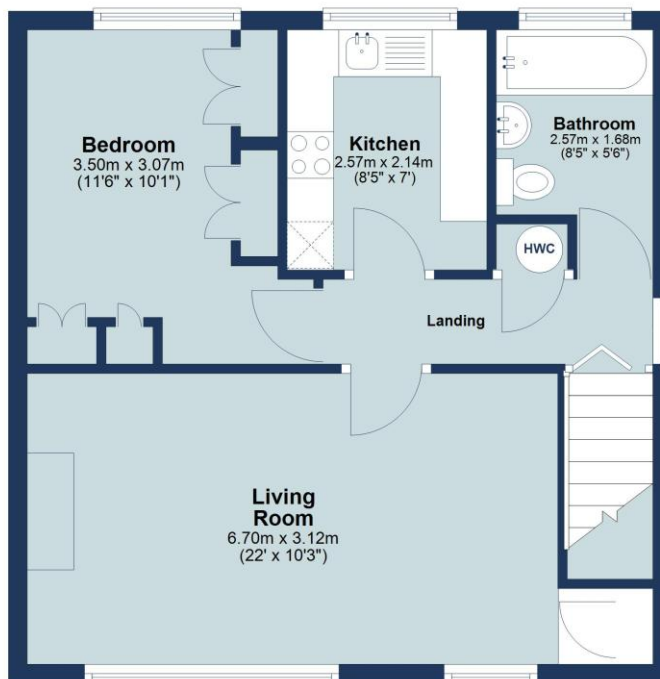
### Ground Floor

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



### First Floor

Approx. 46.2 sq. metres (497.5 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.

IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans, and measurements, these are not guaranteed, and they do not form part of any contract or tenancy. We have not tested any of the services, equipment, or fittings. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase or tenancy and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase or tenancy. You may download, store, and use the material for your personal use. You may not republish the material in any format without the consent of Bradford & Howley.

Looking to Sell or Let your current home?



Scan me to request your **FREE**  
Instant Online Valuation!

**Fresh**  
FINANCIAL



Sign up for **FREE** mortgage monitoring today, giving you peace of mind you are on the right deal, every month.

We will compare your mortgage against thousands of deals and send you a monthly report.

Please note that mortgage monitoring does not constitute mortgage advice.

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

**f** @bradfordandhowley  
**@**bradfordandhowley  
**in** @bradford-howley  
**@**bradfordhowley4660

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

**bradfordandhowley.com**