



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

Westminster Court, St. Albans, AL1 2DX
Asking Price £270,000

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 offering ample room for both living, dining and entertaining.

To the rear of the property is a private garden, a valuable and appealing feature that offers outdoor space. This is a particular advantage for an apartment of this type.

The property is positioned close to St Albans Abbey Station and Verulamium Park and an extended lease to be confirmed. It comes with the advantage of NO UPPER CHAIN, allowing for a smoother and potentially quicker purchase.

Overall, this is an excellent opportunity to acquire a spacious apartment with outdoor space, set in a convenient and well-connected part of St Albans.

Tenure: Leasehold

Term of Lease: 999 Years From Dec 2002

Service Charge: £1,400 pa for 2026

Ground Rent: £16 pa for 2026

Council Tax Band: C

EPC Rating: E





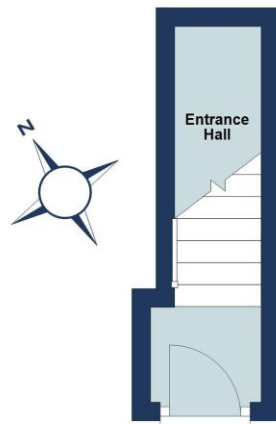
First Floor

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



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.

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