



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

Milan House, Charrington Place, AL1 3NT
Asking Price £362,000

Offered chain free and ideal for a first-time buyer, this well-presented two-bedroom, two-bathroom first-floor apartment benefits from a long lease and an excellent location.

The accommodation comprises an entrance hall with a useful storage cupboard, leading to a bright open-plan living area with a modern fitted kitchen and access to a private balcony. There are two well-proportioned bedrooms, with the principal bedroom featuring a Juliet balcony and an en-suite shower room. A contemporary family bathroom completes the accommodation.

The property is set within well-maintained communal grounds and further benefits from allocated parking.

Milan House forms part of the popular Charrington Place development conveniently located close to the mainline station. The city centre, offering a wide range of shopping, dining and leisure facilities, is only a short walk away.

Tenure: Leasehold

Term of Lease: 999 Years From June 2008

Service Charge: £1,600pa For 2026

Ground Rent: £424pa For 2026

Council Tax Band: D

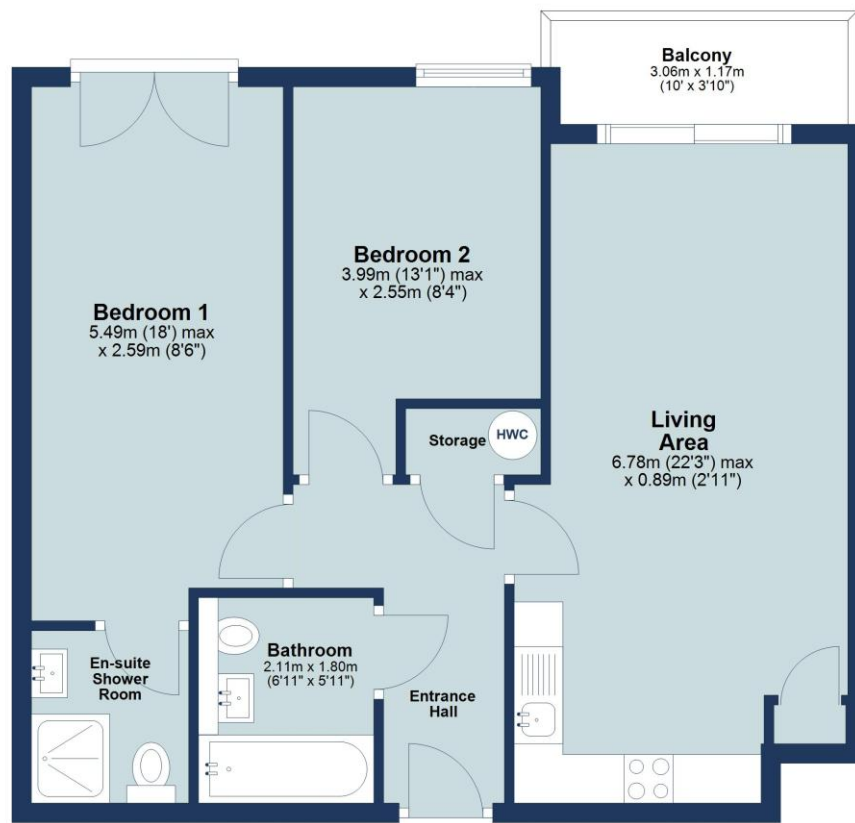
EPC Rating: C





First Floor

Approx. 59.4 sq. metres (639.7 sq. feet)



Total area: approx. 59.4 sq. metres (639.7 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