



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

Meyrick Court, 260 Hatfield Road, St. Albans, AL1 4UN  
Asking Price £350,000

Located in the sought-after Fleetville area of St Albans, this well-presented ground floor apartment offers two bedrooms and two bathrooms, along with the added benefit of a long lease and move-in-ready condition.

The accommodation comprises a welcoming entrance hall with two useful storage cupboards, leading into a bright and spacious open-plan kitchen/living area—ideal for modern living and entertaining. There are two generously sized bedrooms, with the principal bedroom benefiting from its own en-suite shower room, while a separate family bathroom serves the second bedroom.

Externally, the property enjoys an allocated parking space to the rear, along with well-maintained communal grounds.

Conveniently situated on Hatfield Road, the apartment is within easy reach of the popular Clarence Park, and just 0.9 miles from St Albans mainline station with direct trains into London St Pancras. The Alban Way is moments away for walks and cycle rides, and the area is also well-served by highly regarded local schools.

**Tenure: Leasehold**

**Term of Lease: 125 Years From June 2007**

**Service Charge: £2,000pa For 2026**

**Ground Rent: £300pa For 2026**

**Council Tax Band: C**

**EPC Rating: C**





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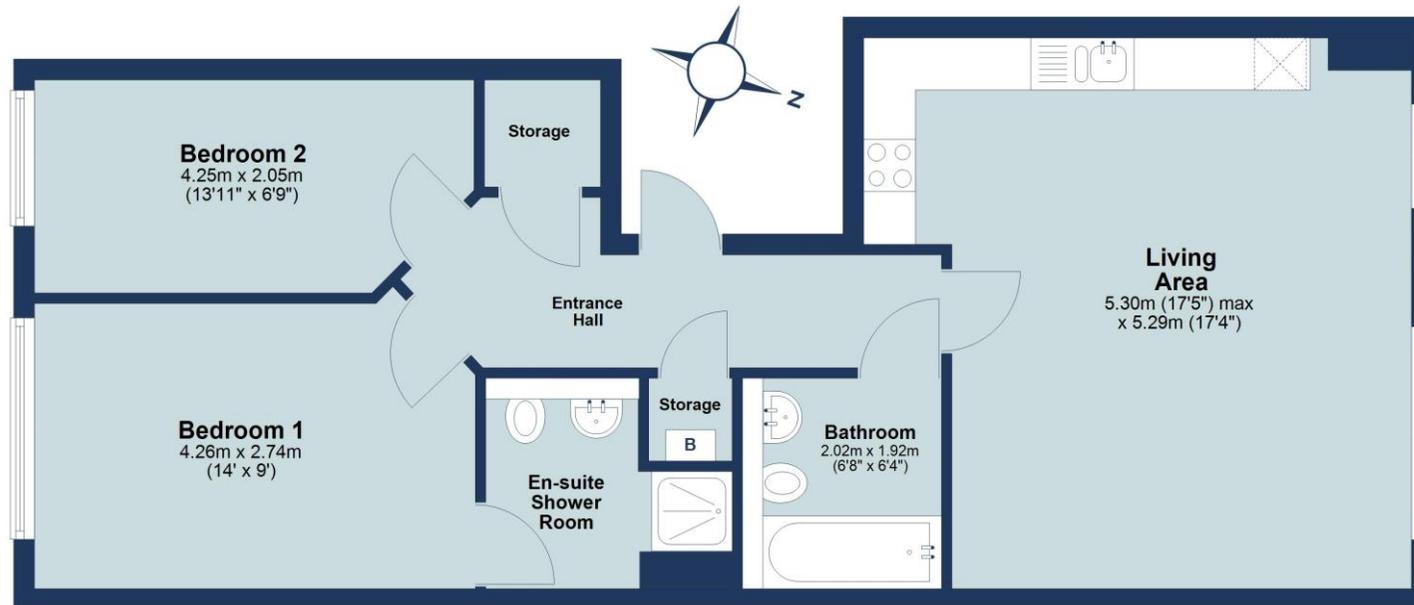
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## Ground Floor

Approx. 62.9 sq. metres (676.8 sq. feet)



Total area: approx. 62.9 sq. metres (676.8 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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