



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

Lichfield Place, Lemsford Road, AL1 3UG  
Asking Price £485,000

## SHARE OF FREEHOLD - CHAIN FREE

Located within easy reach of St Albans city centre, this beautifully presented two-bedroom top floor apartment offers in excess of 1,100 sq. ft. of well-planned living accommodation and is offered for sale chain free with the added benefit of a share of freehold.

The property is accessed via a private entrance door which opens into a welcoming entrance hall with stairs rising to a spacious second floor landing. The accommodation has been thoughtfully arranged to provide a wonderful sense of space and light throughout.

A useful utility cupboard is positioned off the landing, while the renovated kitchen enjoys open access, creating a practical and sociable layout.

Further along the hallway is the renovated bathroom and a generously proportioned second bedroom. The impressive living and dining room provides an excellent space for both relaxing and entertaining, enhanced by attractive Velux windows that allow natural light to flood the room.

The principal bedroom is equally spacious and benefits from Velux windows, built-in storage cupboards and a stylish renovated en-suite shower room.

Externally, the property is surrounded by attractive communal grounds, allocated parking for one car and further visitors spaces.

Lichfield Place enjoys a highly convenient position within the sought-after city of St Albans. Renowned for its historic character, vibrant city centre and excellent amenities, St Albans offers an outstanding selection of shops, restaurants, cafés and leisure facilities.

The property is also ideally placed for access to transport links, including St Albans City station, which provides fast and frequent services into London, making it an excellent choice for commuters.

Combining generous accommodation, a desirable location and the advantages of being chain free with a share of freehold, this superb apartment presents an exceptional opportunity for a wide range of buyers.

**Tenure: Share of Freehold**  
**Council Tax Band: E**  
**EPC Rating: C**

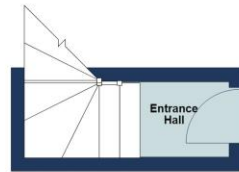








**First Floor**  
Approx. 3.1 sq. metres (33.3 sq. feet)



**Second Floor**  
Approx. 101.8 sq. metres (1095.3 sq. feet)



Total area: approx. 104.8 sq. metres (1128.6 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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