



**BRADFORD
& HOWLEY**
HARPEN DEN | MARSHALSWICK | ST ALBANS

Gaulter House, St. Albans, AL3 4PA
Asking Price £550,000

This impressive two-bedroom apartment is set within a prime city centre location in St Albans, offering a superb blend of contemporary design, high specification finishes and versatile living space.

The heart of the home is the striking open plan kitchen and living area, designed to create a sociable environment for both everyday living and entertaining. The kitchen is finished to a high standard, with modern fittings and ample storage, flowing seamlessly into the main living space which offers generous proportions and a stylish, welcoming atmosphere.

The property offers two well-proportioned bedrooms, including a principal bedroom with its own en-suite, complemented by a second bathroom finished to a similarly high standard. This layout provides both comfort and practicality for occupants and guests alike.

A particularly distinctive feature of the property is the mezzanine office area with glass floor, providing a unique and flexible space ideal for home working, study or dressing use.

Externally, the property benefits from a private courtyard, offering a rare and valuable outdoor space within such a central location.

Residents also benefit from the availability of permit parking, adding convenience in this highly desirable city setting.

The location is a key highlight, with the wide range of shops, cafés, restaurants and amenities of St Albans city centre all within easy reach, along with excellent transport links for commuters.

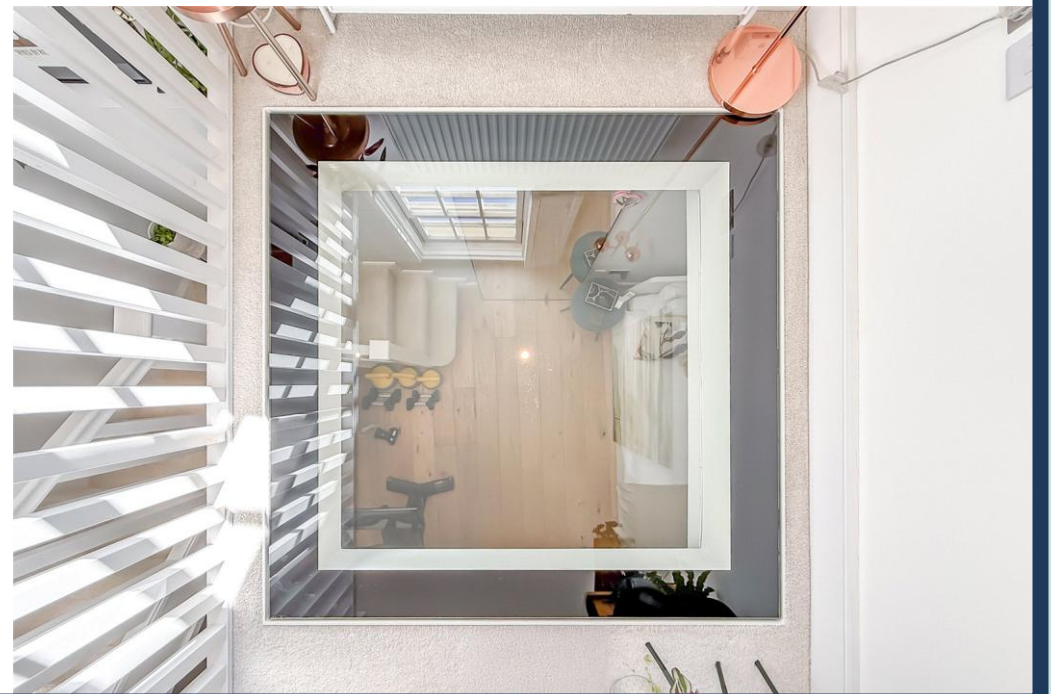
Overall, this is a stylish and distinctive apartment offering high quality finishes, flexible living space and a superb central location.

Tenure: Share of Freehold
Term: 999 yrs from 29 Sept 2018
Ground Rent/Service Charge £0
Council Tax Band: D
EPC Rating: C



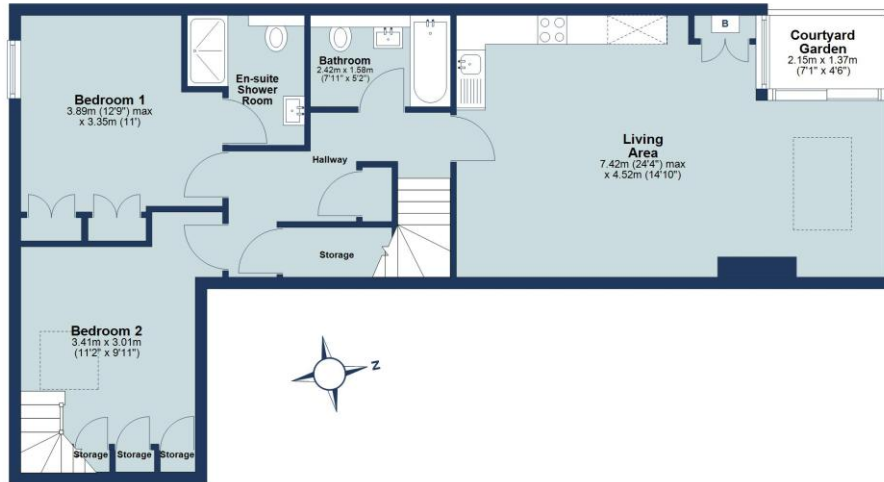






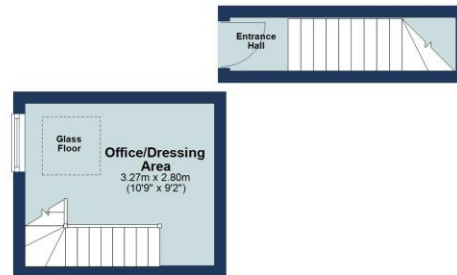
Basement

Approx. 74.4 sq. metres (800.3 sq. feet)
(excluding Courtyard Garden)



Ground Floor

Approx. 12.8 sq. metres (137.6 sq. feet)



Total area: approx. 87.1 sq. metres (937.9 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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