



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

Ziggurat House, St. Albans, AL1 3UP
Asking Price £390,000

Located on the fourth floor of this sought-after development, constructed in 2018, is this beautifully presented two-bedroom apartment with the added benefit of an allocated parking space making it an ideal purchase for first-time buyers, professionals or investors.

The property offers well balanced and modern accommodation, with a bright and welcoming feel throughout.

A particular highlight is the impressive open plan kitchen, living and dining room, designed to create a sociable and versatile living space. This area is perfect for both everyday living and entertaining, with Juliet balconies allowing natural light to flood the room and enhancing the sense of space.

The apartment comprises two well-proportioned bedrooms, including a principal bedroom with its own en-suite bathroom, alongside a second bathroom finished to a contemporary standard. This layout provides both comfort and flexibility for occupants and guests.

Accessed via a well-maintained communal entrance with entry phone system, the building offers a secure and convenient living environment. The inclusion of an allocated parking space is a valuable feature, particularly given the central location.

Ziggurat House is ideally positioned just a short walk from St Albans city centre, which offers a wide range of shops, cafés, restaurants and leisure facilities.

The property is also within approximately 0.4 miles of St Albans City Station, providing fast and regular rail links into London St Pancras, making it particularly appealing for commuters.

Overall, this is a stylish and well-located apartment offering modern living, excellent connectivity and strong long-term appeal.

Tenure: Leasehold

Term of Lease: 125 yrs from 1 Jan 2017

Service Charge: £4187 PA for 2026

Ground Rent: £455 PA for 2026

Council Tax Band: D

EPC Rating: D



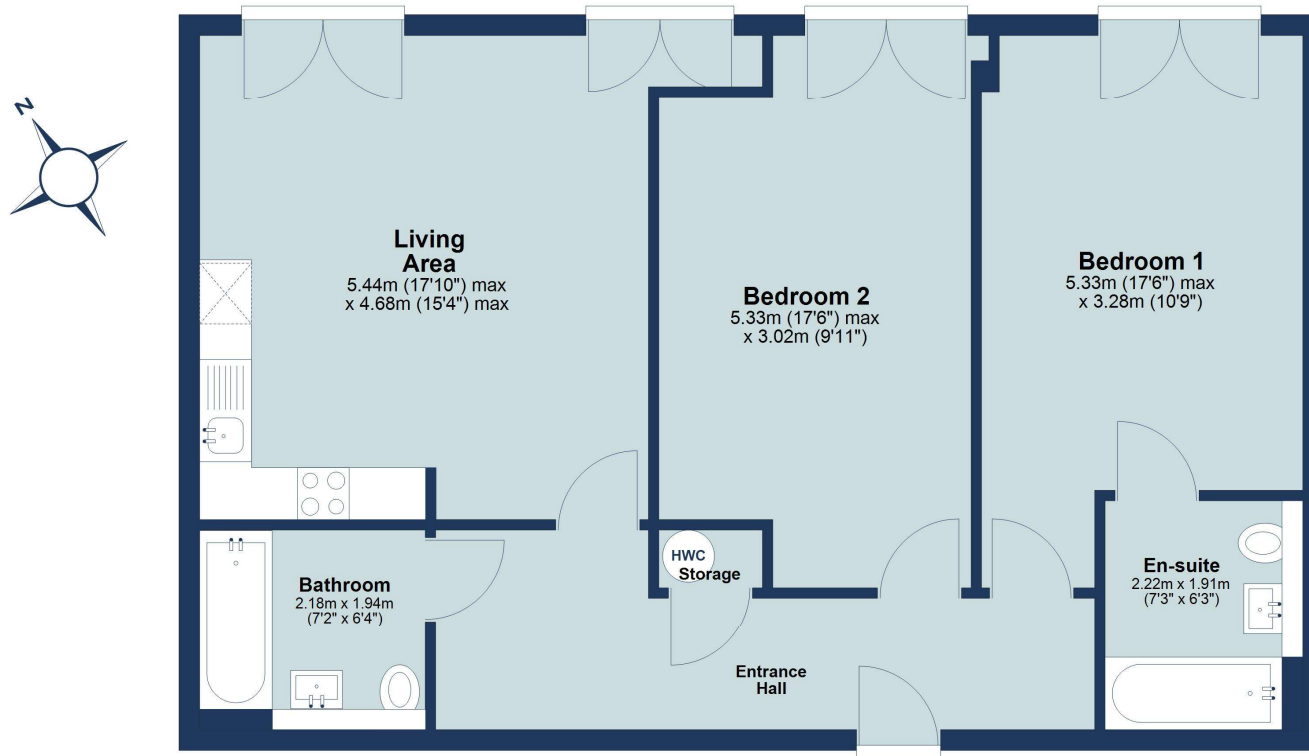






Fourth Floor

Approx. 72.3 sq. metres (778.5 sq. feet)



Total area: approx. 72.3 sq. metres (778.5 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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