



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

Devon Court, St. Albans, AL1 1PP
Asking Price £275,000

Offered to the market with NO UPPER CHAIN is this well-presented top floor one bedroom apartment. Located within close proximity to both the mainline station and the city centre, this property would make an ideal first-time purchase or investment opportunity.

The property features a bright and spacious dual aspect living room with a south-facing window and an additional side window offering attractive views towards the Abbey. There is a separate fitted kitchen, while the entrance hall benefits from two useful storage cupboards. The double bedroom also includes a built-in storage cupboard, and the accommodation is completed by a three-piece bathroom suite.

Further benefits include residents' parking, a garage en-bloc, and a long lease remaining.

Devon Court is in a quiet neighbourhood on Old London Road, very close to an excellent selection of amenities including restaurants, coffee shops, pubs and the Odyssey Cinema. There are several beautiful nearby green spaces within walking distance including Verulamium Park, Clarence Park, Sopwell Nunnery and Watercress Nature Reserve.

Tenure: Leasehold

Term of Lease: 167 yrs from 2019

Service Charge: £3,000 pa for 2026

Ground Rent: £0

Council Tax Band: C

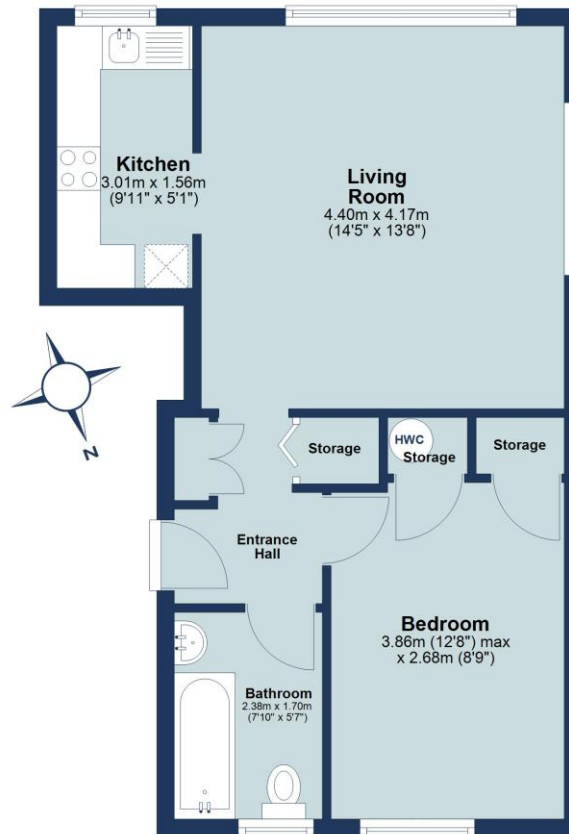
EPC Rating: E





Second Floor

Approx. 44.4 sq. metres (477.8 sq. feet)



Total area: approx. 44.4 sq. metres (477.8 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Plan produced using PlanUp.

IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans, and measurements, these are not guaranteed, and they do not form part of any contract or tenancy. We have not tested any of the services, equipment, or fittings. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase or tenancy and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase or tenancy. You may download, store, and use the material for your personal use. You may not republish the material in any format without the consent of Bradford & Howley.

Looking to Sell or Let your current home?



Scan me to request your FREE Instant Online Valuation!

Fresh
FINANCIAL



Sign up for FREE mortgage monitoring today, giving you peace of mind you are on the right deal, every month.

We will compare your mortgage against thousands of deals and send you a monthly report.

Please note that mortgage monitoring does not constitute mortgage advice.

BRADFORD & HOWLEY
HARPENDEN | MARSHALSWICK | ST ALBANS

f @bradfordandhowley
@bradfordandhowley
in @bradford-howley
@bradfordhowley4660

☎ 01727 898150
✉ stalbans@bradfordandhowley.com
📍 8 Chequer Street, St Albans, Herts, AL1 3XZ