



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

Devon Court, St. Albans, AL1 1PP
Asking Price £265,000

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

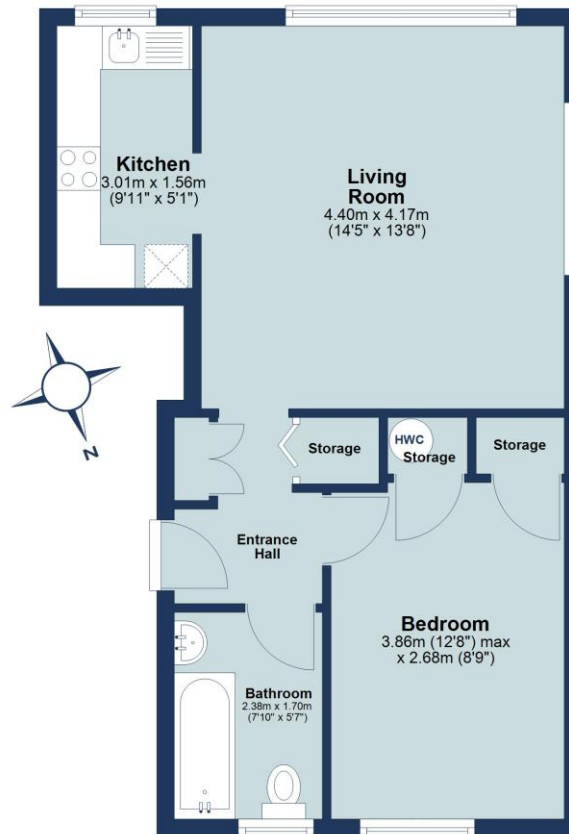
FPC Rating: F





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.

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