



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

The Lawns, Mount Pleasant, AL3 4TB
Asking Price £425,000

Located within a quiet conservation area just a short walk from St Albans city centre, this well presented first floor maisonette offers spacious and well-maintained accommodation, ideal for first time buyers, investors and downsizers alike.

The property features two bedrooms, a bright reception room and benefits from a long lease.

Combining a peaceful setting with excellent access to local amenities, transport links and the city's shops, cafés and restaurants, this attractive home presents an excellent opportunity in a highly sought after location

Tenure: Leasehold

Term of Lease: 999 Years from 25 Dec 1960

Service Charge: £550 pa for 2026

Ground Rent: £12.60 pa for 2026

Council Tax Band: C

EPC Rating: D





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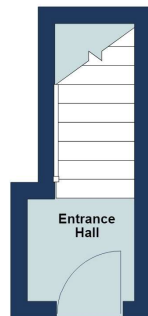
First Floor

Approx. 62.3 sq. metres (671.0 sq. feet)



Ground Floor

Approx. 3.6 sq. metres (38.7 sq. feet)



Total area: approx. 65.9 sq. metres (709.7 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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