



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

The Old Substation, St. Peters Road, St. Albans, AL1 3RU
Asking Price £500,000

Chain Free

Enjoy living in this attractive two-bedroom ground floor apartment, ideally located in the heart of St Albans city centre, with the added advantage of being able to purchase the freehold.

A communal entrance door provides access to just three flats, leading into the entrance hall of this property. Outside, there is a gated courtyard garden, offering a charming and private space to relax and enjoy a morning coffee. Permit parking is also available for residents.

Open access leads through to the modern, fully fitted kitchen, while an inner hallway provides access to a useful storage cupboard, a contemporary bathroom positioned to the rear of the property, and the principal bedroom.

The second bedroom is accessed directly from the living room and offers flexible accommodation for guests, family members or home working.

St Peters Road occupies a highly desirable position in the very heart of St Albans, just a short stroll from the city's vibrant shopping, restaurant and café scene. Steeped in history, St Albans is renowned for its charming streets, thriving market, beautiful parks and wealth of cultural attractions.

The property is located within easy walking distance of the magnificent St Albans Cathedral, one of the oldest sites of continuous Christian worship in Britain, whose grounds and surrounding parkland provide a wonderful setting for leisurely walks.

The city also benefits from excellent transport links, with the mainline station offering fast and frequent services into London St Pancras, making it an ideal location for commuters seeking a balance between city convenience and historic surroundings.

Agent's Note:

We are offering both the leasehold and the freehold for sale.

Freehold: Approximately £6,500 (via the purchase of shares in the Freehold Company). Please note that this will be structured as two separate transactions:

Purchase of the leasehold interest for £500,000.

Please let us know if you require any further information or documentation, and we will be happy to provide additional details.

Tenure: Leasehold / Freehold
(Details upon request)

Term of Lease: 125 Years From June 2013
Service Charge: £1,440pa (TBC)
Ground Rent: £150pa
Council Tax Band: D
EPC Rating: C









Ground Floor

Approx. 57.1 sq. metres (615.1 sq. feet)



Total area: approx. 57.1 sq. metres (615.1 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.

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