



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

Beaumonts, St. Albans, AL1 3NN
Asking Price £205,000

Located within the heart of St Albans city centre, this well presented first floor retirement apartment offers comfortable and convenient living exclusively for the over 55's. Offered to the market with no upper chain, the property is ideal for those seeking an independent lifestyle within easy reach of the city's excellent amenities and transport links.

The apartment features a bright and spacious living area, a well-appointed kitchen and a generous double bedroom served by a modern bathroom.

Residents also benefit from beautifully maintained communal gardens and guest areas, providing a peaceful outdoor space to relax and socialise and a lift to all floors.

Further advantages include allocated parking and a highly convenient location just a short distance from shops, cafes and local services, making this an excellent opportunity within a sought-after retirement development.

Tenure: Leasehold

Term of Lease: 125 yrs from 1 Jul 1989

Service Charge: £4798 pa from 2026

Ground Rent: £0

Council Tax Band: D

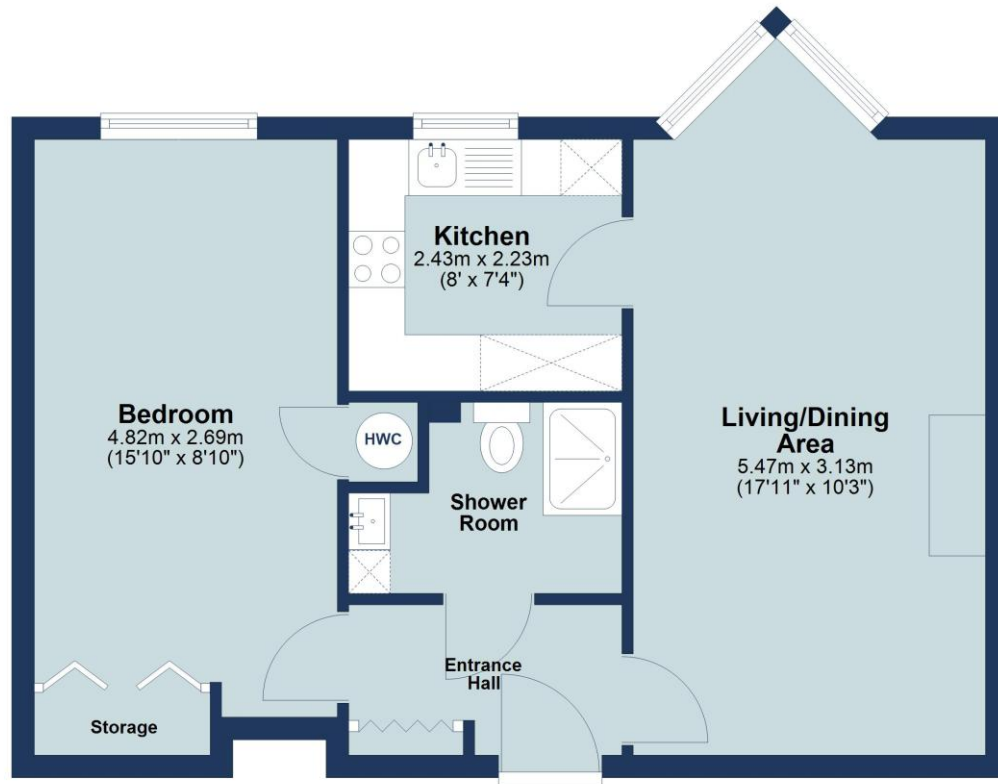
EPC Rating: E





First Floor

Approx. 46.6 sq. metres (501.2 sq. feet)



Total area: approx. 46.6 sq. metres (501.2 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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