



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

Verona Court, St. Albans, AL1 5HS  
Asking Price £420,000

Situated within the sought-after Verona Court development, this beautifully presented first floor apartment offers spacious and contemporary accommodation within a modern building completed in 2017. Ideally positioned within easy reach of St Albans City station, the property is perfectly suited to commuters, first-time buyers, downsizers, and investors seeking a home in a highly convenient yet peaceful location.

The apartment enjoys a bright and welcoming feel throughout, with large double-height windows allowing an abundance of natural light to flood the accommodation. At the heart of the home is an impressive open-plan kitchen, living and dining space, providing an ideal environment for both everyday living and entertaining. The stylish kitchen is fitted with a range of integrated appliances, including a fridge/freezer, dishwasher, and washer/dryer, whilst quality fixtures and fittings add to the overall sense of modern living.

There are two generous double bedrooms, including a superb principal bedroom benefitting from extensive built-in wardrobes and a contemporary en-suite shower room. A modern family bathroom serves the remainder of the accommodation, whilst additional storage cupboards provide excellent practicality.

The property also benefits from efficient underfloor heating throughout, creating a comfortable living environment without the need for radiators.

Verona Court is a well-maintained development, with residents benefiting from lift access to all floors, secure entry systems, attractive communal areas, and a friendly community atmosphere. Further benefits include an allocated parking space conveniently positioned close to the entrance, visitor parking, and a secure bicycle store.

The location is particularly appealing, with St Albans City station approximately a 12-minute walk away and a range of local shops, cafés, restaurants, and supermarkets close by. Clarence Park, Highfield Park, and Cunningham Hill recreation ground are all within easy reach, providing excellent opportunities for leisure and outdoor enjoyment.

Combining spacious accommodation, modern specification, a long remaining lease and an exceptionally convenient location, this attractive apartment represents an outstanding opportunity to enjoy contemporary living in one of St Albans' most desirable residential areas.

**Tenure: Leasehold**  
**Term of Lease: 125 yrs from 1 Jul 2017**  
**Service Charge: £1,900 pa for 2026**  
**Ground Rent: £450 pa for 2026**  
**Council Tax Band: D**  
**EPC Rating: B**



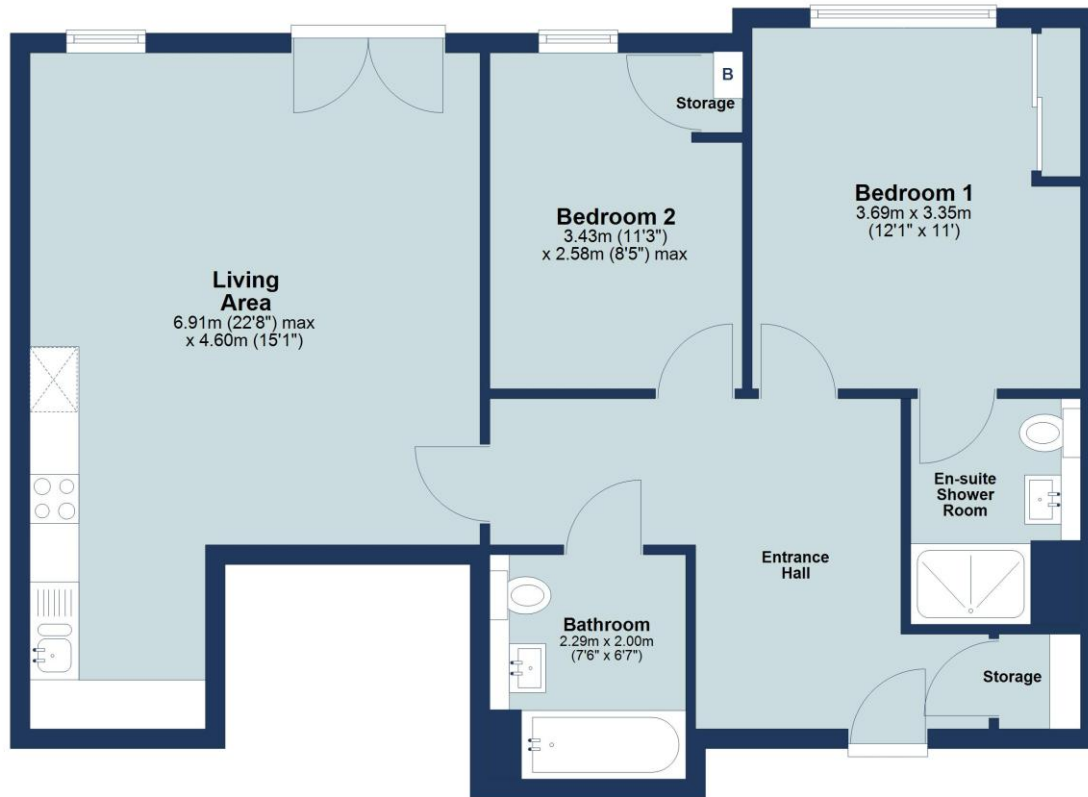






## First Floor

Approx. 70.5 sq. metres (758.9 sq. feet)



Total area: approx. 70.5 sq. metres (758.9 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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