BRADFORD & HOWLEY

HARPENDEN | MARSHALSWICK | ST ALBANS

Abbots Park, St. Albans, AL1 1TW

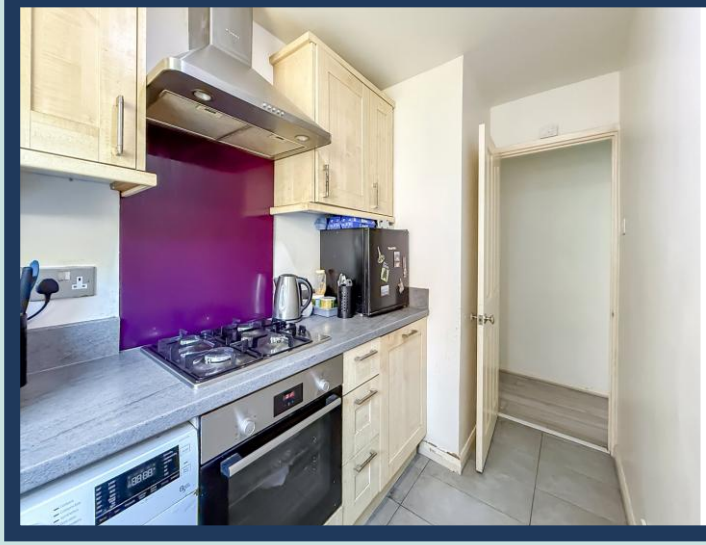
Asking Price £300,000

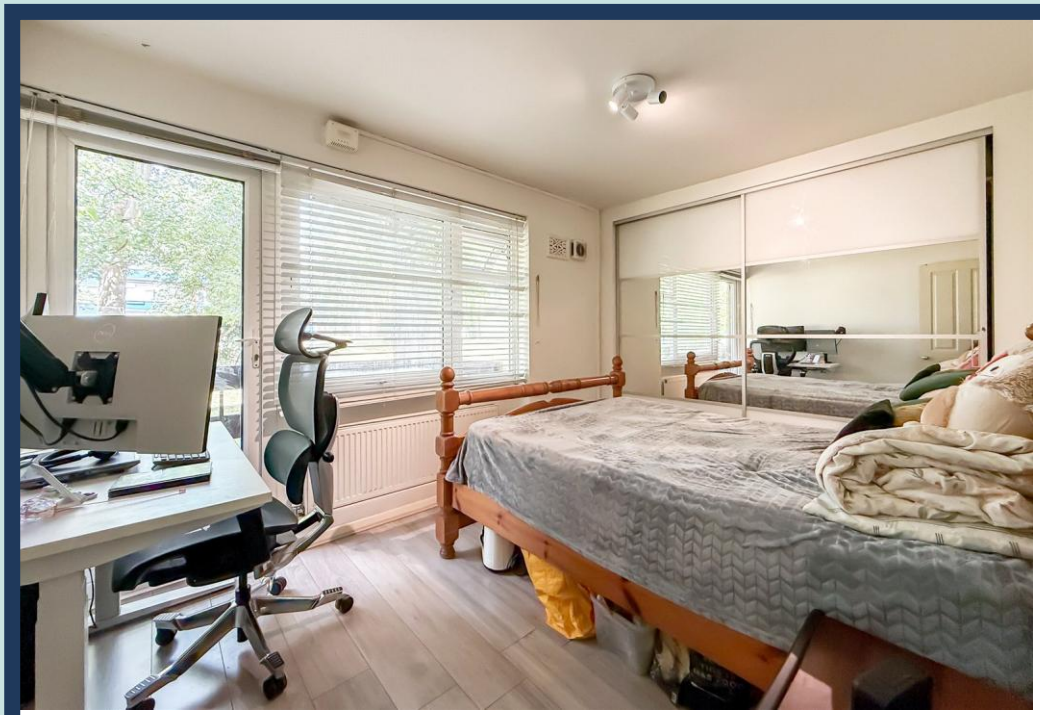
Ideally positioned within walking distance of the mainline station and St Albans city centre, this well-presented ground floor apartment offers practical and well-planned accommodation, making it an excellent choice for first-time buyers, commuters, investors and downsizers alike.

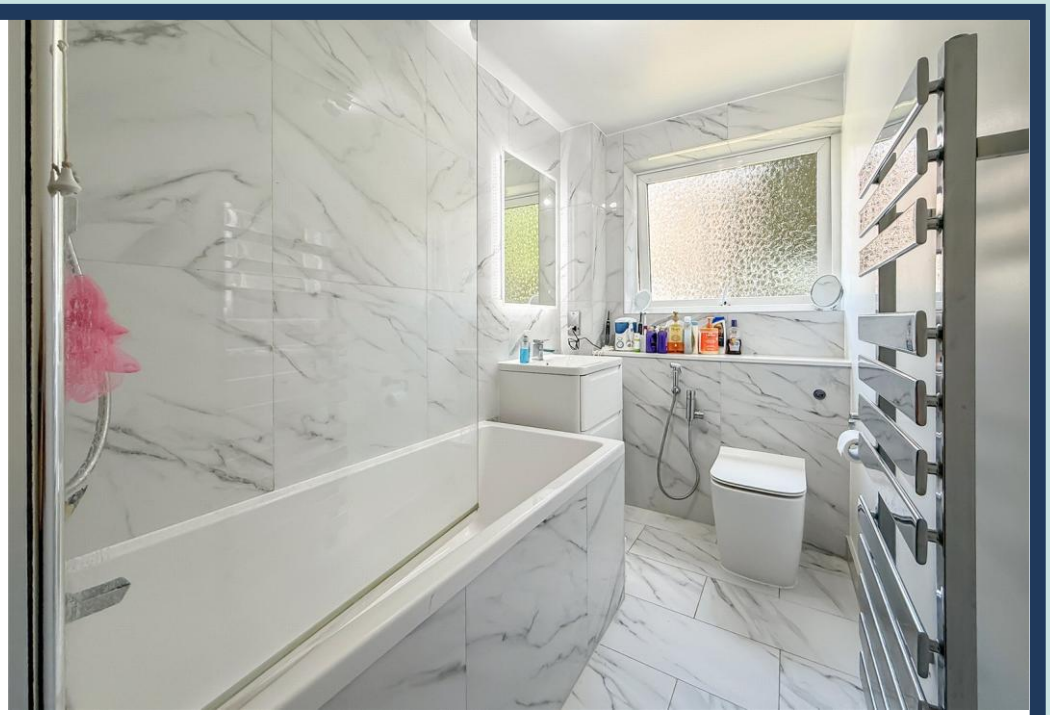
The property features a generous principal bedroom with direct access to a private balcony, creating a pleasant spot to enjoy some outdoor space. A second bedroom offers flexibility as a child's room, guest bedroom or home office, whilst the bright living room provides a comfortable setting for both relaxing and entertaining. The separate kitchen is well arranged with ample storage and worktop space, and the apartment is completed by a modern bathroom.

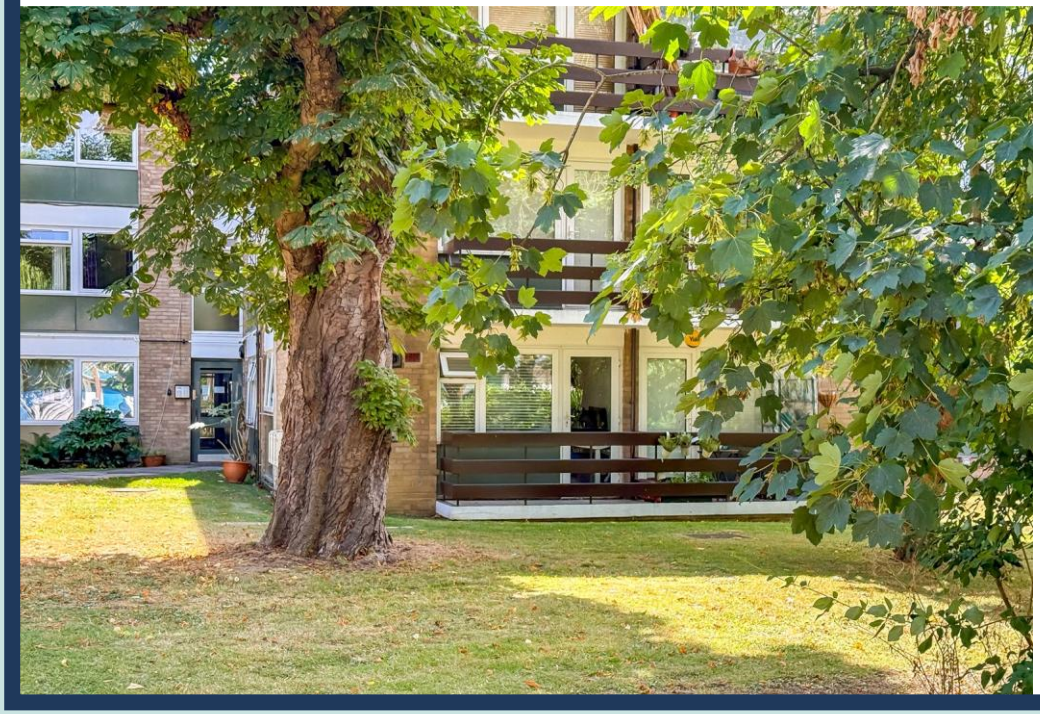
Further benefits include a long lease and residents' communal parking. Combining a peaceful setting with excellent access to the station, city centre and local amenities, this attractive apartment presents a fantastic opportunity to enjoy convenient St Albans living.

**Tenure: Leasehold**
**Term of Lease: 999 years from 25 Dec 1961**
**Service Charge: £650 PA for 2026**
**Ground Rent: £12 PA for 2026**
**Council Tax Band: C**
**EPC Rating: C**



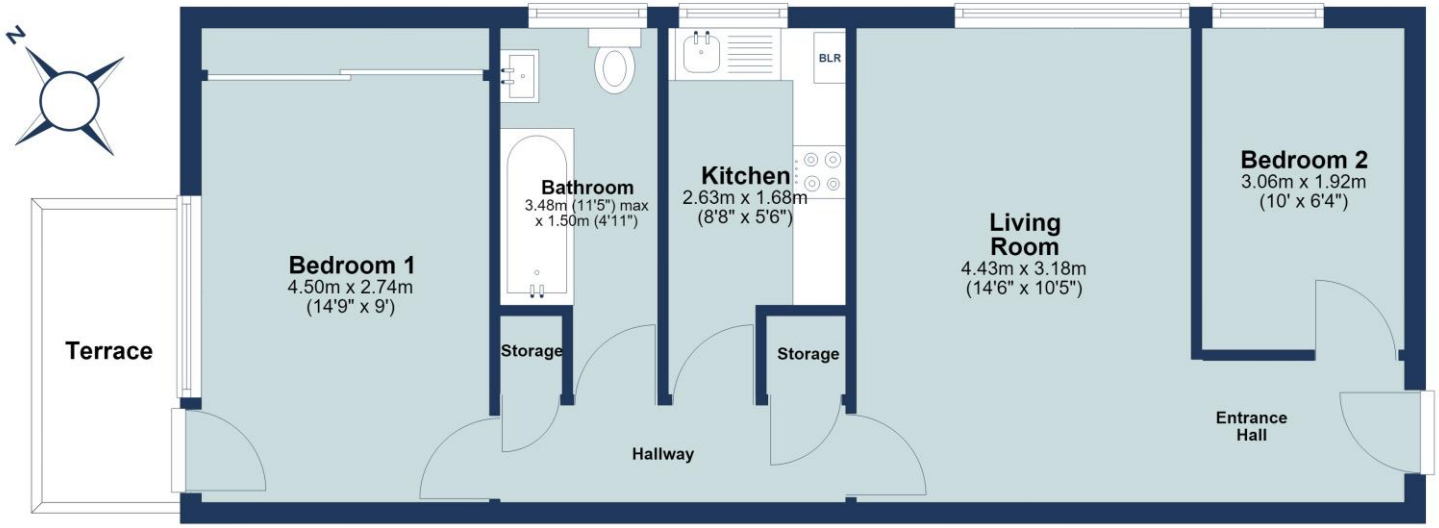






## Ground Floor

Approx. 51.4 sq. metres (553.6 sq. feet)
(excluding Terrace)




Total area: approx. 51.4 sq. metres (553.6 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Terrace not included in the total floor area.
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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