

 1 Bedroom

 1 Bathroom

 1 Reception

Leasehold (999 years remaining)

Service Charge:
£1,591.94 per annum



 **ashtons**
for life's great moves

Abbey View, St Albans, AL1 2PS
Guide price of £338,000

SHOW HOME LAUNCHING SATURDAY 20TH JUNE! Plot 302 is a brand new one bedroom top floor apartment with separate study and views over the cathedral, located in fantastic city centre location close to the station

Description

Plot 302 is a brand-new one-bedroom top floor apartment with 566 sq ft of accommodation, including a separate study and views over the stunning cathedral. Show Home Launching Saturday 20th June – Arrange Your Appointment Today! A superb opportunity within an exciting development of 63 contemporary homes in the heart of St Albans. 45% already reserved off-plan! Ideally located just a one-minute walk from St Albans Abbey Station and within easy reach of St Albans City Station, residents benefit from direct services to London St Pancras in under 20 minutes. This stylish apartment features an open-plan living space, a contemporary handleless kitchen with integrated Bosch appliances, a spacious bedroom, and a beautifully finished bathroom. Selected apartments offer dedicated study or utility spaces. Residents enjoy work-from-home facilities, a games room, secure parking, app-controlled heating and lighting, gigabit fibre broadband, and high-quality finishes. Leasehold Information: • 999-year lease • Peppercorn ground rent • Service charge approx. £2.90 per sq ft per annum Anticipated Completion: Q4 2026 / Q1 2027 Additional studio, one and two-bedroom apartments available. Contact us today for further information.



In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.







Important Information These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.