



2 bedrooms



2 bathrooms



1 reception



Communal



Underground Space



EPC Band B

Leasehold

Council Tax Band:
E £2,758.72 (2025/2026)

Local Authority:
St Albans City & District Council



Exceptional 2 double bedroom, 2 bathroom apartment in 'Gabriel Square'. Includes underground parking, outside space, concierge, night time security.

Description

A superb two double bedroom, two bathroom first floor apartment in the exclusive 'Gabriel Square' development, located in St Albans. This apartment boasts a high-quality finish with features such as underfloor heating throughout, and full-height windows and doors flooding the space with natural light. The Poggenpohl kitchen is equipped with integrated NEFF appliances, complemented by a utility room. Small balconies off the living room and both bedrooms, secure underground parking, and a concierge service add further appeal. The accommodation includes an entrance hall with storage, a principal bedroom with fitted wardrobes and en-suite shower room, a second double bedroom, an additional bathroom, utility, and an open-plan living/dining room with a fully fitted kitchen.

Location

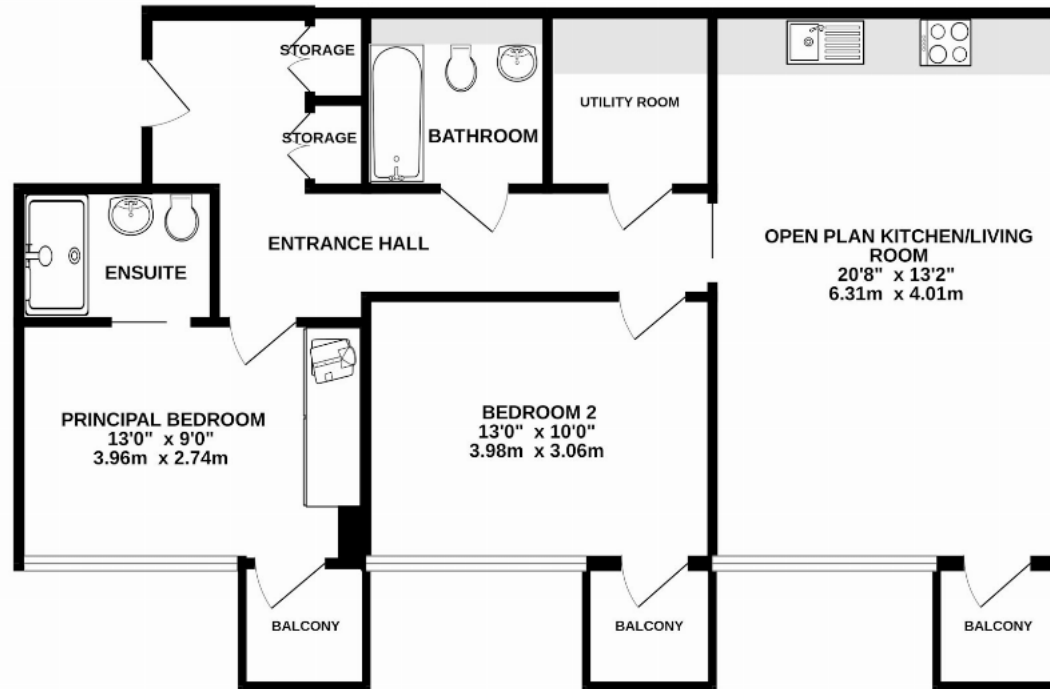
Gabriel Square is just a short walk from St Albans' mainline station for quick access to London and the vibrant town centre. Convenient road links include the M1, M25, A5 and A414. Cafes, restaurants, bars, and shops abound.

Buyers 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.









TOTAL FLOOR AREA: 801 sq.ft. (74.4 sq.m.) approx.

This floor plan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such

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.