

 2 Bedrooms

 2 Bathrooms

 1 Reception

 EPC Band E

Leasehold

Council Tax Band:
D £2,257.13 (2025/2026)

Local Authority:
St Albans City & District Council



Chain-free elegant 2-bed, 2-bath apartment in a period conversion, City centre St Albans, minutes from mainline station.

Description

Accessed via a secure communal entrance with a video entry system, the apartment opens into a welcoming hallway leading to a spacious reception room seamlessly integrated with a bespoke fitted kitchen and dining area, perfect for both relaxing and entertaining. The primary bedroom features built-in wardrobes and benefits from a stylish en-suite shower room, while a well-proportioned second bedroom and a contemporary main bathroom complete the accommodation. Externally, the property boasts an allocated underground parking space within a secure car park. Situated within walking distance of St Albans City centre, this apartment offers the perfect blend of convenience and comfort for modern living. Please note that the lease includes a doubling ground rent clause. The ground rent is currently £395 per annum, increasing to £790 per annum in September 2039, and then to £1,185 per annum in September 2064.

Location

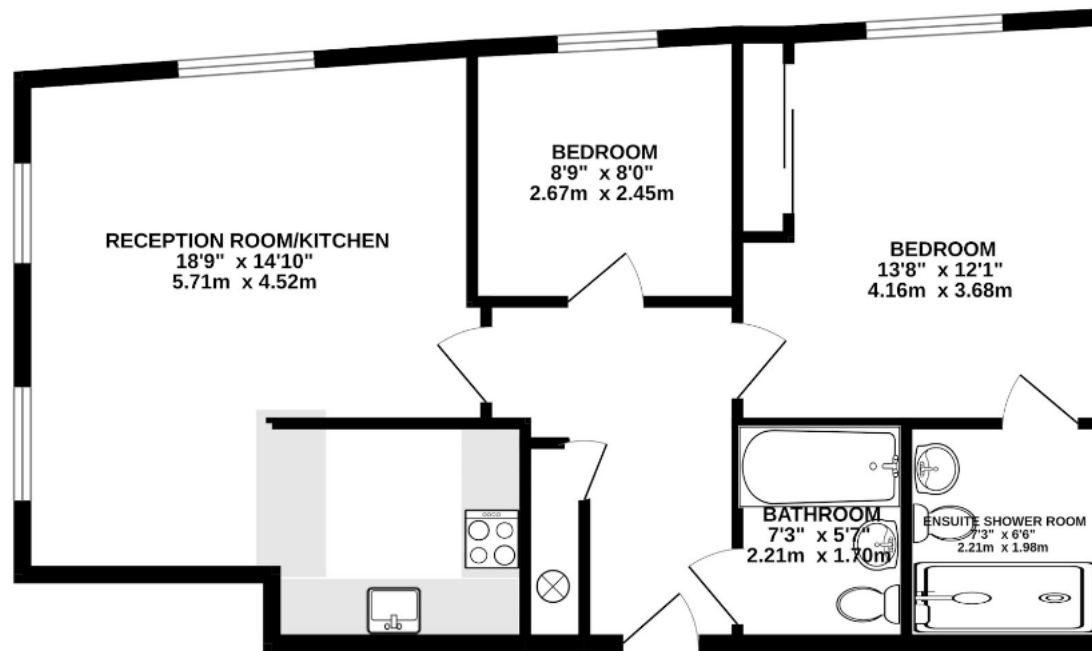
This apartment is a short walk from St Albans train station with great rail links to St Pancras. Enjoy easy access to the M1 & M25, and Luton/Heathrow airports. Explore boutique shops, restaurants, a weekly market, and Verulamium Park in St Albans.

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 : 697 sq.ft. (64.8 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.