



1 bedroom



1 bathroom



1 reception



Allocated Parking



EPC Band B

Leasehold

Council Tax Band:

C £2,006.35 (2025/2026)

Local Authority:

St Albans City & District Council



This beautifully finished apartment in Abbey View offers vibrant Holywell Hill living, overlooking Verulamium Park with views of St Albans Cathedral, just a short walk to St Albans town centre.

Description

Access the property via a well-maintained communal entrance with lifts to all floors. Upon entering the apartment, a well-sized entrance hall with an integrated video phone entry system ensures security while allowing easy access for guests and deliveries. From the hallway, enter a bright and spacious kitchen/living room featuring integrated Smeg appliances: a large fridge-freezer, dishwasher, electric hob, electric oven, and extractor fan. The property includes a well-proportioned double bedroom, a stunning bathroom, and an additional utility/storage room with plumbing for a washing machine. Heating is provided by an underfloor heating system. The property comes with one allocated parking space in the underground carpark and access to dedicated communal bike storage, with security lighting and CCTV installed throughout.

Location

Short distance to St Albans' historical centre, shops, cafes, and bars. Under 5-min walk to Sainsbury's. Quick train to London. Near M25/M1. Beside Verulamium Park with leisure facilities. Enjoy countryside activities like walking, riding, and golf.

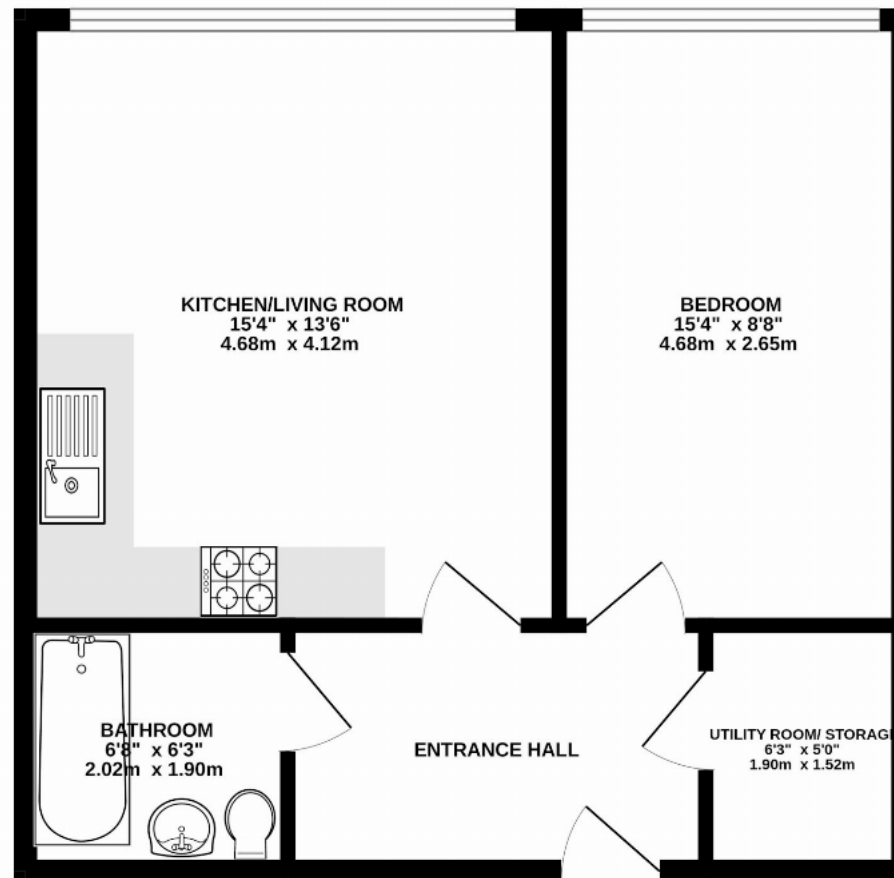
Buyers Information

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 : 479 sq.ft. (44.5 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.