







-  1 Bedroom
-  1 Bathroom
-  1 Reception
-  Balcony
-  Underground Space
-  EPC Band B

Council Tax Band:  
C £2,006.35 (2025/2026)

Local Authority:  
St Albans City & District Council





A superb one bedroom apartment, ideally positioned in the very heart of St Albans, with the benefit of an allocated underground car park space.

### Description

Just moments from the mainline station and the city's excellent range of shops, cafés and amenities. Upon entering the apartment, you are welcomed by a spacious entrance hall with a useful storage cupboard. The property boasts a generous double bedroom, flooded with natural light and enhanced by a charming Juliet balcony. The open plan living room and kitchen form a fantastic social space, ideal for both relaxing and entertaining, with its own Juliet balcony providing views over the surrounding area. The kitchen is neatly arranged to maximise functionality. Completing the accommodation is a well-appointed bathroom located off the hallway. Residents of the building enjoy a lift serving all floors and an underground car park. This impressive apartment offers an exceptional opportunity for first-time buyers, professionals or investors seeking a centrally located home with excellent transport links and modern living in one of Hertfordshire's most desirable cities.

### Location

The apartment is ideally located approx. 0.25 miles from St Albans mainline station, with direct trains to Kings Cross St Pancras, Eurostar, Luton, Gatwick, and Brighton. The vibrant City centre and local parks are approx. 0.5 miles away.

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.

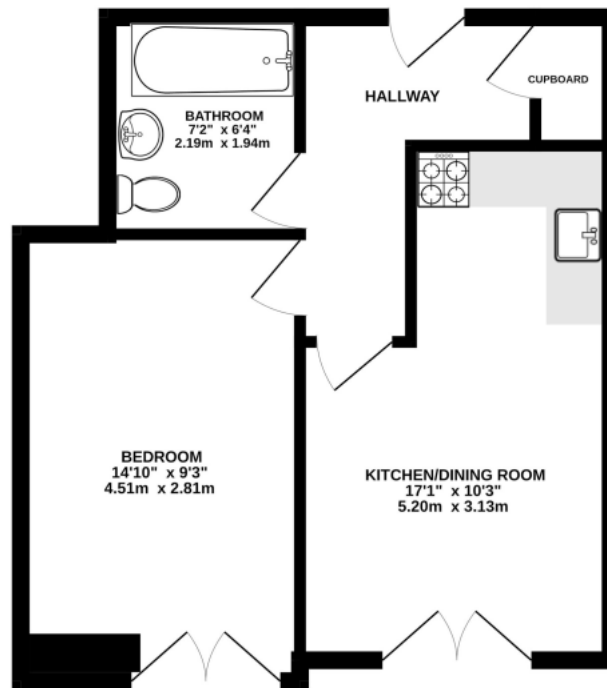












TOTAL FLOOR AREA : 402 sq.ft. (37.3 sq.m.) approx.

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.