


 2 Bedrooms

 1 Bathroom

 1 Reception

 Allocated Parking

 EPC Band B

Leasehold (116 years remaining)

Service Charge:  
£2,429.46 per annum

Ground Rent:  
£435.00 per annum

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

Local Authority:  
St Albans City & District Council



Modern, spacious apartment with fantastic city views. Secure underground parking, two bedrooms, short walk to city centre.

### Description

Set within Ziggurat House, this stylish two-bedroom apartment offers contemporary living near St Albans city centre. Finished to a modern specification, it maximises space and natural light. The entrance hall leads to an open-plan kitchen, living, and dining area, perfect for entertaining. The kitchen is well-appointed with ample storage and integrated appliances. Both bedrooms are well-proportioned, offering flexibility for home working or guests. A modern bathroom features neutral tiling and contemporary fittings. Benefits include secure underground parking, secure building access, and a well-maintained communal setting. Ideal for professionals, first-time buyers, or investors seeking a low-maintenance home in a prime location.

### Location

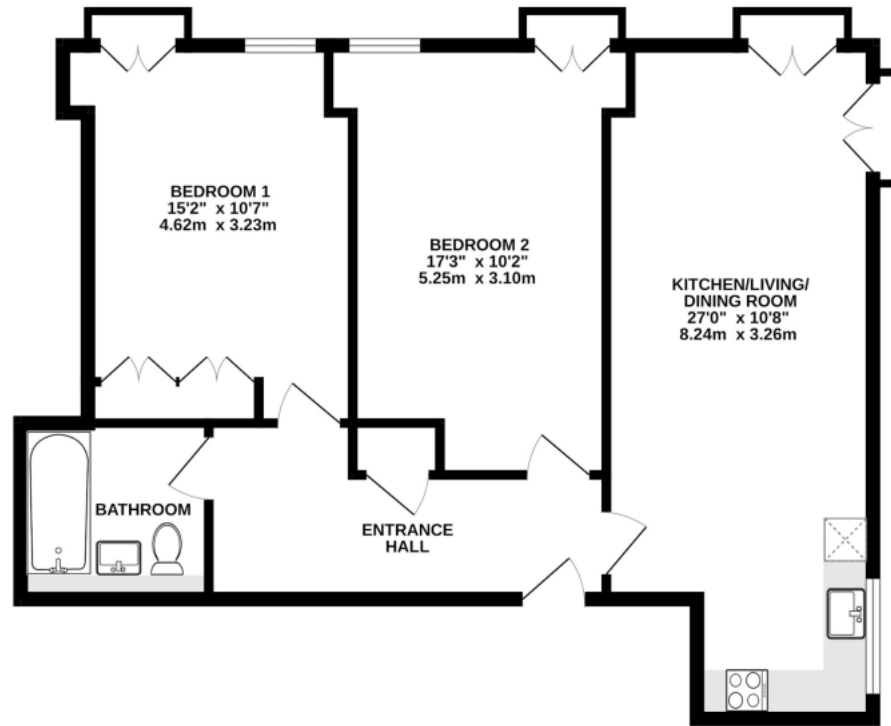
Ziggurat House boasts a prime spot, just a short walk from the mainline station with fast links to central London. Enjoy the wide array of shops, bars, and eateries in St Albans city centre, and take a leisurely stroll to The Odyssey Cinema nearby.

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: 761 sq.ft. (70.7 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.