

 2 Bedrooms

 2 Bathrooms

 1 Reception

 Allocated Parking

 EPC Band C

Leasehold (116 years remaining)

Service Charge:
£2,323.59 per annum

Ground Rent:
£475.78 per annum

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

Local Authority:
St Albans City & District Council



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25 Grosvenor Road, St Albans, AL1 3UP

Guide price of £400,000

Two-bed, two-bath flat in prime city centre, just a 10-min walk to town and 5 mins to station.

Description

Situated on the sixth floor of a modern development, this well-proportioned two-bedroom apartment offers secure allocated underground parking, lift access, and no onward chain, perfect for professionals, first-time buyers, or investors. The property boasts a bright and spacious open-plan living room/kitchen, ideal for relaxing and entertaining. The kitchen area is neatly arranged with ample worktops, integrated appliances, and storage space. The apartment includes two generous double bedrooms, one with an en-suite shower room, alongside a well-appointed family bathroom and welcoming entrance hall. Elevated views and secure building access are additional benefits, while the development itself provides a contemporary setting with well-maintained communal areas, easy access to local amenities, and transport links. *Please note the Ground Rent will be capped in 2028 to £250 per annum.

Location

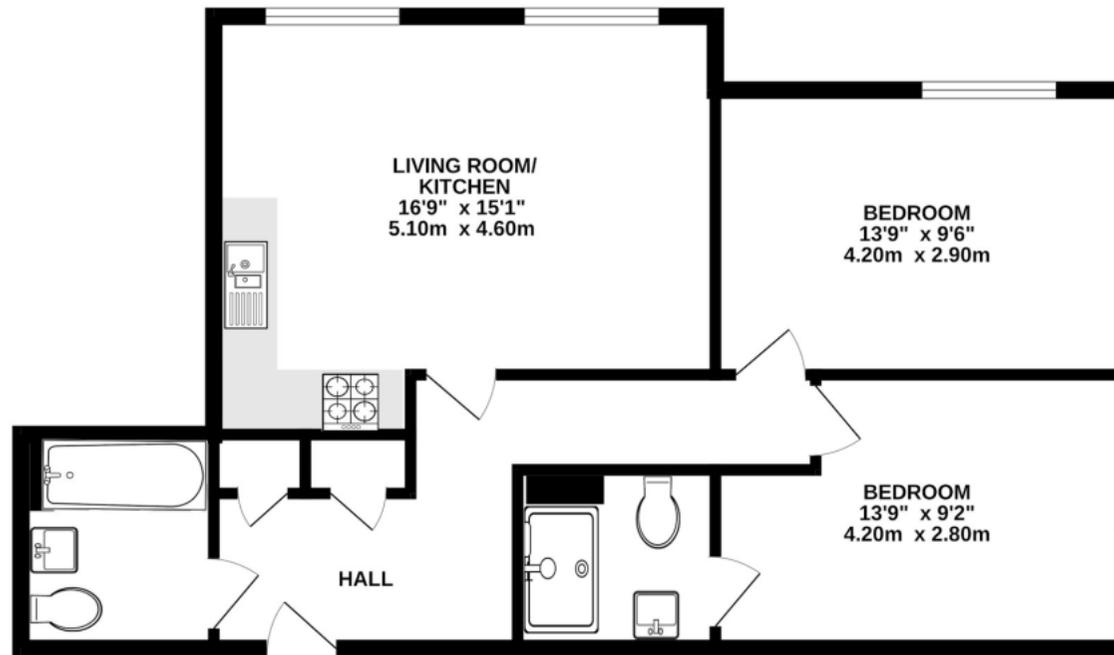
Ziggurat House boasts a prime location, just a short distance from the mainline station with fast rail links to central London. St Albans city centre's shops, bars, and restaurants are easily accessible, and The Odyssey Cinema is a brief stroll away.



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: 716sq.ft. (66.5 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

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