

 2 Bedrooms

 1 Bathroom

 1 Reception

 Off-Street Parking

 EPC Band D

Leasehold (83 years remaining)

Ground Rent:
£100.00 per annum

Council Tax Band:
D £2,368.36 (2026/2027)

Local Authority:
St Albans City & District Council



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Gombards, St Albans, AL3 5NW
Guide price of £500,000

A beautifully presented and characterful two double bedroom first-floor apartment, extending to over 800 sq ft, ideally positioned in the heart of St Albans city centre.

Description

This exceptional converted Victorian residence is offered to the market chain free and showcases an elegant blend of period charm and modern living. High ceilings, original features and large sash windows enhance the sense of space and light throughout. Accessed via a private ground floor entrance, the property offers generously proportioned accommodation comprising a stunning dual-aspect living room, a separate, well-appointed kitchen, and two spacious double bedrooms. These are complemented by a luxurious bathroom featuring a freestanding bath and a separate walk-in shower. Externally, the property benefits from off-street parking for one vehicle, with additional residents parking available.

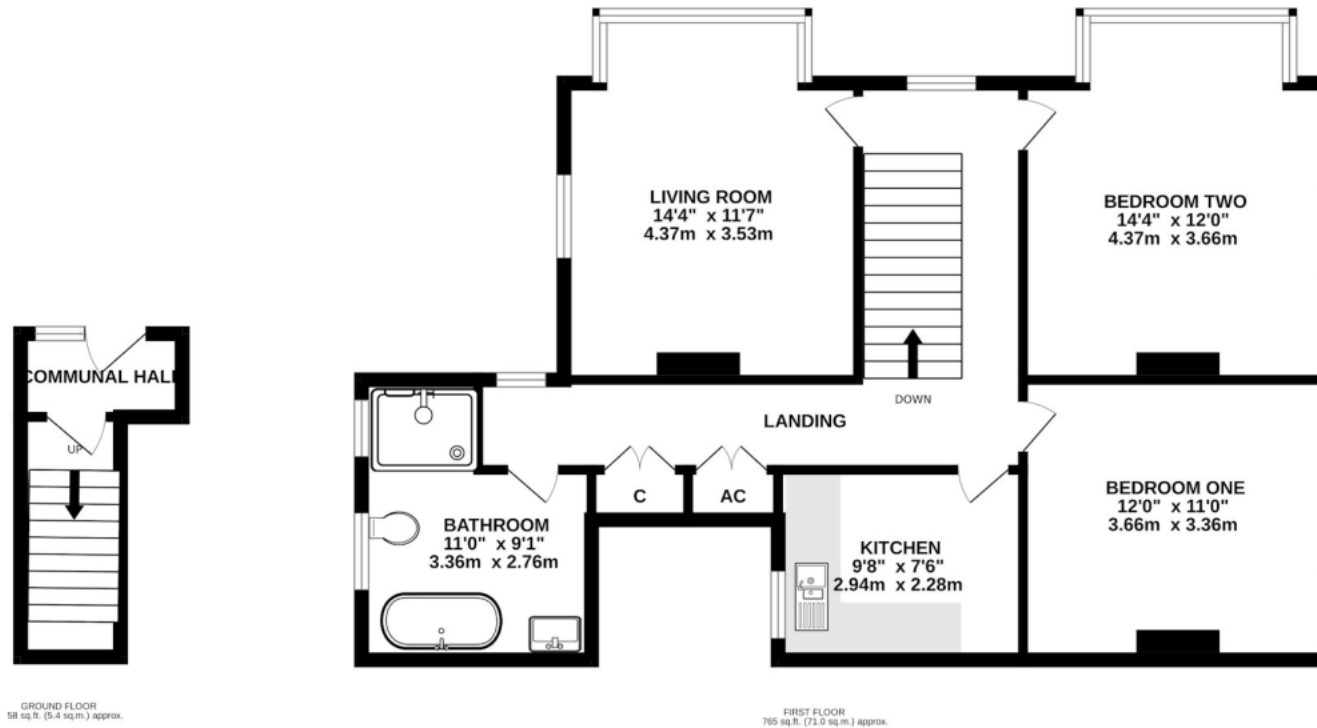
Location

Perfectly located just moments from the vibrant city centre, the property enjoys convenient access to a range of highly regarded nurseries and schools, as well as the mainline railway station, providing excellent transport links.



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 : 823 sq.ft. (76.4 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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