 2 Bedrooms

 1 Bathroom

 1 Reception

 Communal Garden

 Allocated Parking

 EPC Band C

Leasehold (131 years remaining)

Service Charge:  
£2,942.00 per annum

Ground Rent:  
£422.00 per annum

Council Tax Band:  
E £2,894.66 (2026/2027)

Local Authority:  
St Albans District Council



  
for life's great moves

Marlborough Road, St Albans, AL1 3WA

Offers in excess of £350,000

Spacious 2-bed apartment, prime location, allocated parking, no onward chain.

### Description

Positioned in the sought-after Benedictine Place, this well-proportioned two-bedroom apartment offers an excellent opportunity for both first-time buyers and investors, just a short walk from the vibrant heart of St Albans city centre. The property features a generous sitting/dining room, ideal for relaxing and entertaining. The separate kitchen is thoughtfully laid out, maximizing functionality. Two well-sized double bedrooms provide comfortable accommodation, each offering flexibility for storage or home working. A centrally located bathroom and hallway complete the internal layout. Further benefits include allocated underground parking, access to well-maintained communal gardens, and an onsite gym. The apartment is offered with no onward chain, allowing for a straightforward purchase process. Its proximity to local shops, cafes, transport links, and the historic city centre makes it an appealing choice for those seeking both lifestyle and connectivity.

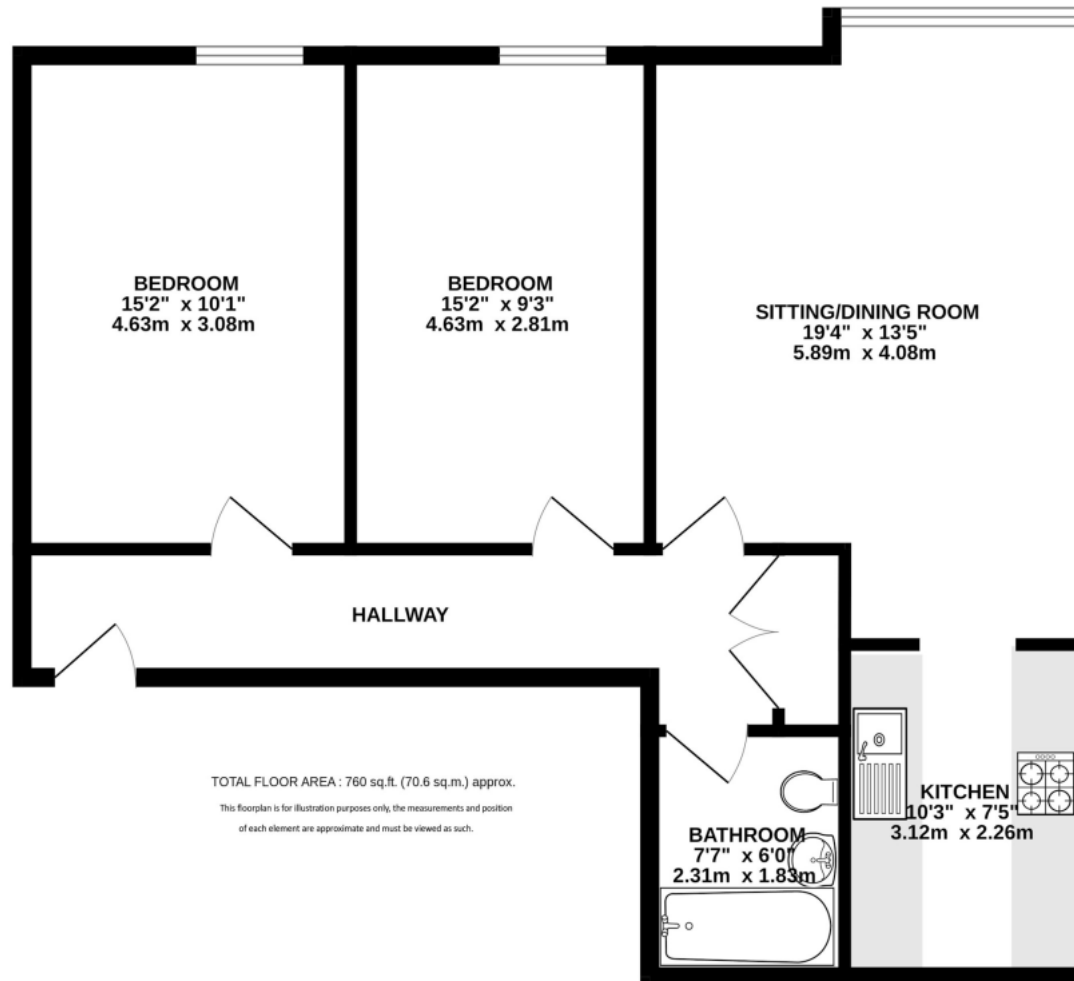
### Location

Benedictine Place is an exclusive, luxurious development perfectly located at the upper end of London Road, a short stroll to St Albans city centre and mainline station, offering quick access to central London.



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.





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