

 1 Bedroom

 1 Bathroom

 1 Reception

 EPC Band C

Leasehold (120 years remaining)

Service Charge:  
£3,252.00 per annum

Ground Rent:  
£325.00 per annum

Local Authority:  
St Albans City & District Council



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Latium Close, St Albans, AL1 1XU  
Offers in excess of £280,000

Spacious one bedroom top floor apartment in popular development, no onward chain.

### Description

Situated on the top floor of the sought-after Latium Close development, this well-presented one-bedroom flat offers bright, spacious accommodation close to the heart of St Albans. Ideal for first-time buyers, investors, or those looking to downsize, the property is offered with no onward chain. The accommodation comprises a generously sized living room with ample space for both relaxing and dining, alongside a separate fitted kitchen. The double bedroom is impressively proportioned and benefits from built-in storage as well as a private en-suite. A separate bathroom and welcoming entrance hall add further convenience. Additional benefits include off-street parking, top floor privacy, and a well-connected setting with easy access to local amenities, transport links, and nearby green spaces.

### Location

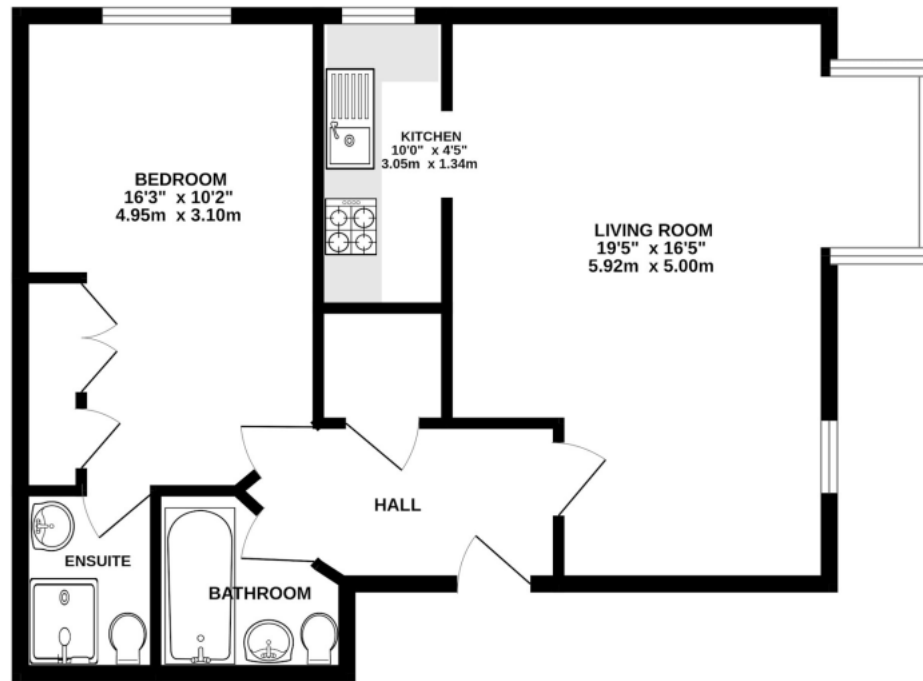
Latium Close is a contemporary development set back from the road at the bottom of Holywell Hill. The Abbey Flyer Station is close by, providing train services to Watford Junction, with onward connections to London Euston.



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: 593 sq.ft. (55.1 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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