



1 Bedroom



1 Bathroom



2 Receptions



South-Facing



On-Street Parking



EPC Band C

Leasehold (96 years remaining)

Service Charge:
£2,000.00 per annum

Ground Rent:
£200.00 per annum

Council Tax Band:
B £1,842.06 (2026/2027)

Local Authority:
St Albans City & District Council



Charming period ground-floor apartment: private entrance, spacious living, garden room, modern kitchen, south-facing garden, and character throughout.

Description

Set back from London Road behind mature planting, this charming ground floor apartment occupies part of an attractive period building dating back to the late 19th century. Combining character features with modern styling, the property enjoys impressive ceiling heights and well-proportioned accommodation throughout. A private entrance opens into a welcoming hallway, providing access to the principal rooms. The contemporary kitchen features stylish units, complemented by wooden worktops, an integrated oven, hob, and space for appliances. The spacious living/dining room is filled with natural light, featuring oak flooring, ideal for relaxing and entertaining. Doors lead to a versatile sun room, perfect for a home office, hobby room, or peaceful sitting area with garden views. The double bedroom is generously sized with a pleasant outlook, while the modern shower room boasts contemporary fittings. A standout feature is the enclosed south-facing rear garden, mainly lawned with a patio seating area and colourful borders. The garden room enhances the space, offering privacy and year-round enjoyment, a rarity for leasehold apartments.

Location

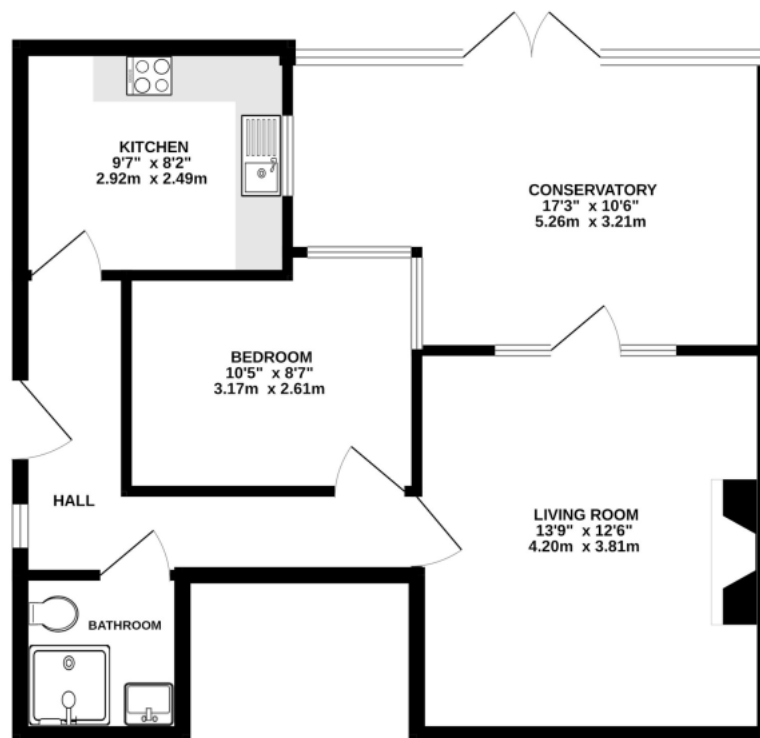
In a fantastic central location on London Road, this property is close to the shops and restaurants of St Albans. Both mainline and St Albans Abbey stations are within walking distance, as are the Odyssey Cinema and Verulamium Park.



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TOTAL FLOOR AREA : 604 sq.ft. (56.1 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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