



2 Bedrooms



1 Bathroom



1 Reception



Communal



Allocated Parking



EPC Band C

Leasehold (966 years remaining)

Service Charge:
£3,989.20 per annum

Ground Rent:
£50.00 per annum

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

Local Authority:
St Albans City & District Council



Spacious two-bedroom top-floor apartment with en-suite, parking, and communal gardens, ideally near St Albans City Station and town centre.

Description

Situated within the sought-after Gatcombe Court development, this bright and spacious top-floor apartment offers well-proportioned accommodation in a convenient St Albans location. The welcoming living room is filled with natural light and provides a comfortable space to relax and entertain. The well-appointed kitchen/breakfast room offers ample storage and space for a table, creating a practical setting for everyday living. There are two bedrooms, with the principal bedroom benefiting from a private en-suite shower room. A separate WC provides additional convenience. Externally, residents enjoy beautifully maintained communal gardens, while the property also benefits from allocated underground parking. The apartment is offered with a long remaining lease.

Location

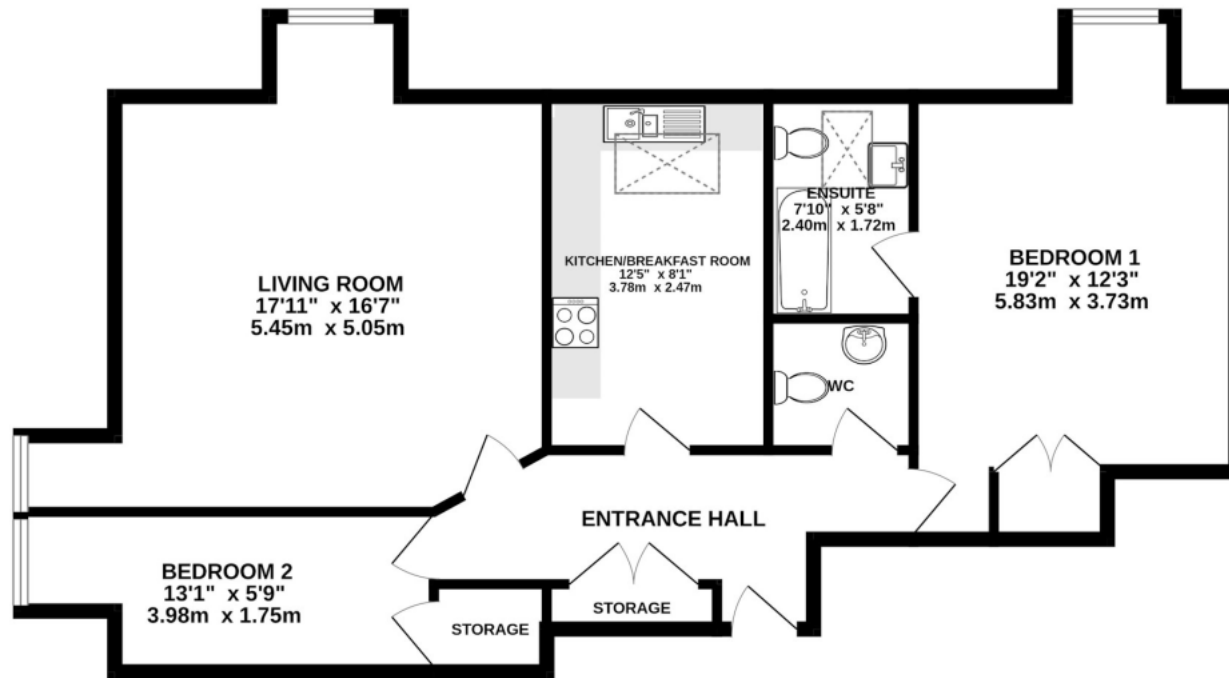
Gatcombe Court is ideally positioned just off Camp Road, on the popular south side of St Albans. St Albans City Station is approximately 0.6 miles away, offering direct services to London St Pancras. Local shops and restaurants can also be found.

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 : 799 sq.ft. (74.2 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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