



1 Bedroom



1 Bathroom



1 Reception



Allocated Parking



EPC Band B

Leasehold (115 years remaining)

Service Charge:
£1,979.68 per annum

Ground Rent:
£300.00 per annum

Council Tax Band:
C £2,105.21 (2026/2027)

Local Authority:
St Albans City & District Council



Spacious modern 1-bed apartment in prime location with allocated parking and long lease.

Description

Situated on London Road, this beautifully presented second-floor apartment offers stylish, well-proportioned accommodation, ideal for first-time buyers, professionals, or investors. In great condition throughout, it features a spacious open-plan living room/kitchen, creating a bright, sociable heart to the home. The contemporary kitchen is well equipped with integrated appliances and ample storage. The generous double bedroom provides a comfortable retreat, while the modern bathroom is finished to a high standard. Additional benefits include excellent storage, attractive presentation throughout, and an allocated parking space, offering valuable convenience in this popular location. With St Albans city centre, local amenities, and excellent transport links all within easy reach, this appealing apartment combines modern living with a highly convenient location.

Location

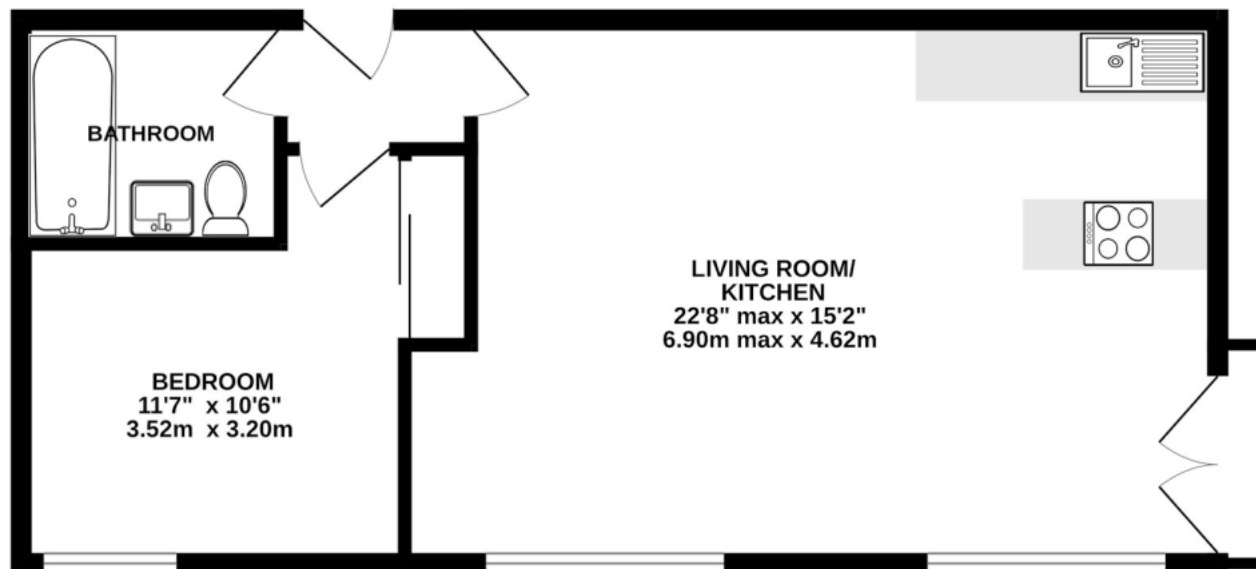
Edinburgh House is ideally located near the mainline station offering fast rail links to central London. A variety of shops, bars, and restaurants in St Albans city centre are easily accessible, as are local green spaces like Clarence Park.

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 : 549 sq.ft. (51.0 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

Important Information These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.