- 3 Bedrooms
- 2 Bathrooms
- 1 Reception
- Communal
- Gated Parking
- EPC Band C

Leasehold (178 years remaining)

Service Charge:
£3,617.38 per annum

Council Tax Band:
F £3,420.96 (2026/2027)

Local Authority:
St Albans City & District Council



ashtons
for life's great moves

Salisbury House, Abbey Mill Lane, St Albans, AL3 4HG

Guide price of £650,000

Unique chance to acquire this impressive 3-bedroom, 2-bathroom luxury apartment.

Description

Set within an exclusive gated development in the stunning grounds of Verulamium Park. With approximately 937 sq. ft. of bright, beautifully proportioned accommodation, this property features three generous bedrooms, including a superb principal bedroom with en-suite. A contemporary bathroom complements the impressive open-plan lounge/kitchen/dining room, which spans over 23ft, perfect for both entertaining and daily living. Ideally positioned within walking distance of St Albans Abbey, the vibrant City Centre, and both mainline train stations, this exceptional apartment offers an enviable setting and outstanding convenience. Properties in such locations are rarely available – contact us today to arrange your viewing and experience everything this fantastic home has to offer. Service Charge: £1992.38 per annum plus £1,625 into sinking fund.

Location

The location is simply exceptional. Set within the beautiful surroundings of Verulamium Park, residents can enjoy an enviable lifestyle with acres of picturesque parkland, scenic lakeside walks and open green spaces right on their doorstep.





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.











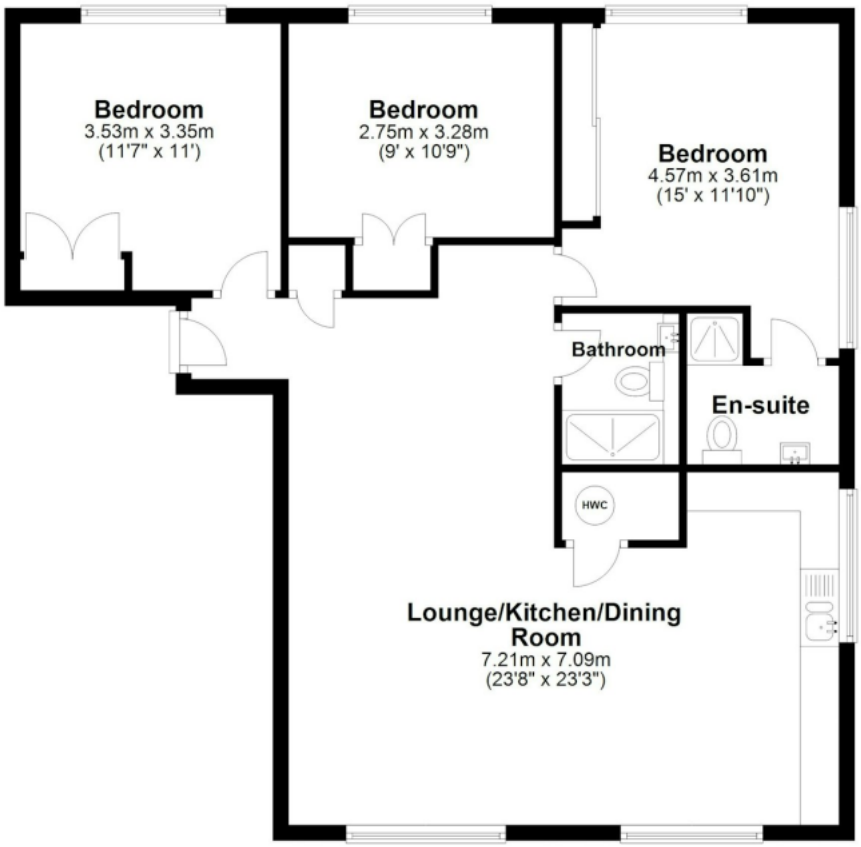






Floor Plan

Approx. 87.1 sq. metres (937.2 sq. feet)



Total area: approx. 87.1 sq. metres (937.2 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due dilligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular imprtance, you should carry out or commission your own inspection of the property. Copyright ² SKMSTUDIO
Plan produced using PlanUp.

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.

ashtons
for life's great moves

01727 819666 | salessa@ashtons.co.uk | ashtons.co.uk

Berkhamsted | Harpenden | Hertford | Hitchin | Redbourn | St Albans | Welwyn Garden City