



2 bedrooms



2 bathrooms



2 receptions



Communal



Allocated Parking



EPC Band B

Leasehold

Council Tax Band:

E £2,758.72 (2025/2026)

Local Authority:

St Albans City & District Council





A spacious two-bedroom ground floor apartment for over 55's in a central, peaceful location. Features two private terraces, allocated parking, and no onward chain.

### Description

Tucked away in an established residential area, this immaculately presented property is part of a carefully designed development of houses and apartments, surrounded by attractive communal gardens. Entered through a well-maintained communal hall, the front door opens into a hall leading to an impressive dining space and a spacious living room with glazed double doors to a private terrace. The open-plan kitchen is fitted with integrated appliances, including a double oven, dishwasher, and fridge/freezer, with a utility room beyond. The apartment features two large bedrooms with fitted storage; the principal bedroom has a dressing area and an en-suite shower room, while bedroom two is served by a spacious bathroom. Double doors from the principal bedroom lead to a second terrace. An allocated parking space is close to the main entrance, with additional visitor parking available. Maryland Place, built on a former Convent site, enjoys a quiet setting near St Albans and is within walking distance of local amenities.

### Location

Maryland Place, built on a former Convent site, offers a serene setting off Townsend Drive, near St Albans. It's under 1.5 miles from the train station, close to city centre shops and restaurants, and near Batchwood Golf Club and open countryside.

#### Buyers Information

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.



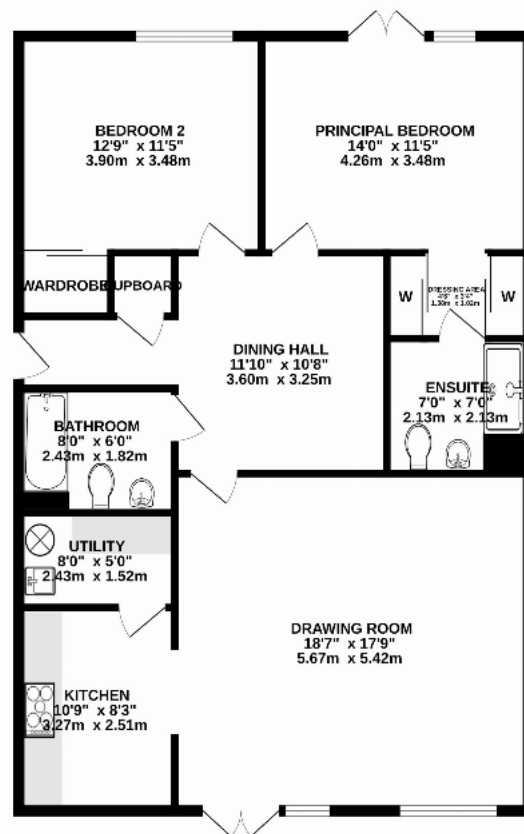












TOTAL FLOOR AREA: 1089 sq.ft. (101.2 sq.m.) approx.

This floor plan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such.

**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.