

 2 Bedrooms

 1 Bathroom

 1 Reception

 EPC Band E

Leasehold (994 years remaining)

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

Local Authority:
St Albans City & District Council



Two-bedroom flat with private entrance, open-plan living, modern kitchen, storage, and a desirable location near Clarence Park and St Albans City station.

Description

Set behind a private entrance, this spacious apartment spans the first and second floors, offering bright and versatile accommodation. An entrance hall leads to the main living area, with all rooms accessible from the central hallway. The open-plan living and dining area is bright, connecting seamlessly to a modern fitted kitchen with integrated appliances, quality cabinetry, and wood-effect flooring—perfect for contemporary living. The property boasts two well-proportioned bedrooms, with the second suitable as a home office or guest room, plus a stylish shower room. A spiral staircase leads to a second-floor storage area. Ideally located close to shops, cafés, and restaurants in the city centre, the apartment offers easy access to Clarence Park and a short walk to St Albans City station, making it ideal for commuters, first-time buyers, or investors.

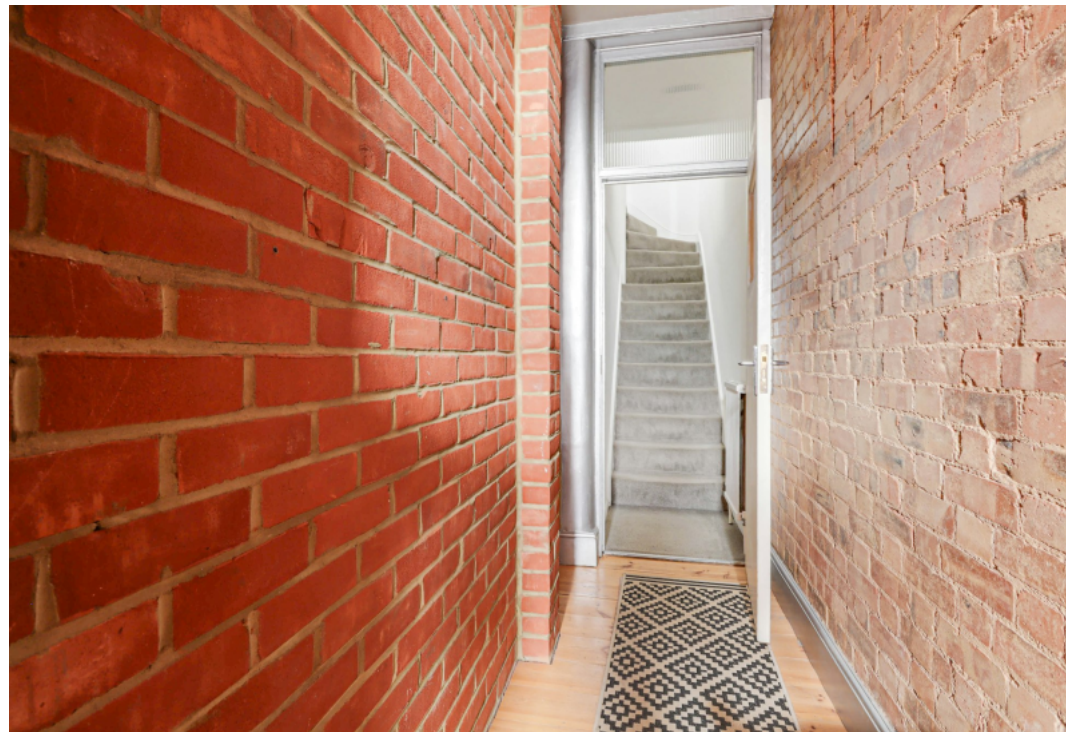
Location

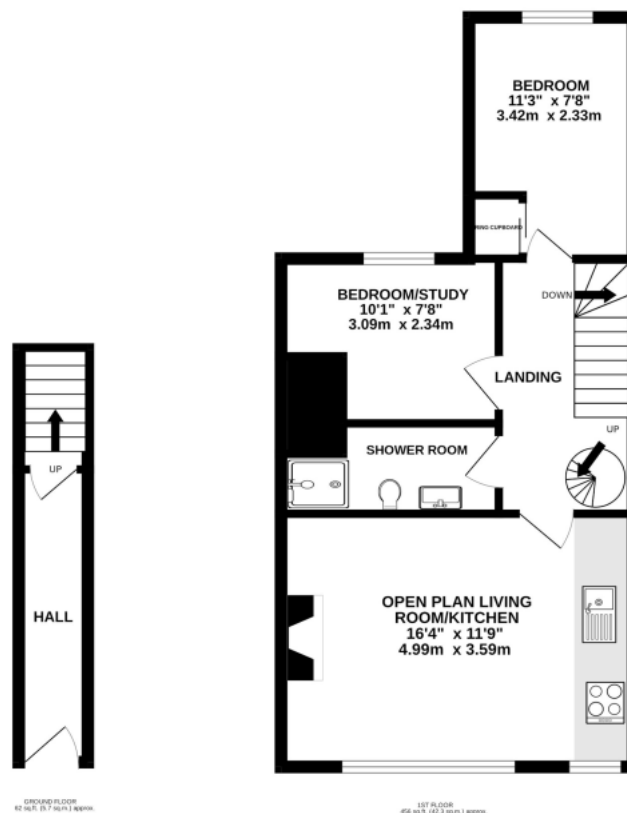
Situated on the popular Hatfield Road, this property enjoys a highly convenient position within walking distance of St Albans City station and the vibrant city centre. A wide selection of cafés, restaurants, pubs, independent shops and nearby.

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: 518 sq.ft. (48.1 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

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.