



1 Bedroom



1 Bathroom



1 Reception



Balcony



Allocated Parking



EPC Band B

Leasehold

Council Tax Band:  
C £2,006.35 (2025/2026)

Local Authority:  
St Albans City & District Council





A light and bright one bedroom second floor apartment, with the added benefit of a balcony and allocated underground parking and is offered to the market chain free.

### Description

This stylish apartment is perfect for first-time buyers or investors. It features an open-plan kitchen/living room with a Juliet balcony, a spacious double bedroom, and a family bathroom. Council Tax Band: C, £2,006.35 (2025/2026). Local Authority: St Albans City & District Council. Leasehold tenure with 999 years remaining from 2013. Ground Rent: £358 yearly. Service Charge for Flat & Estate: £1,253 yearly. Parking Space: £110 yearly. Annual Insurance: £55.55.

### Location

The apartment is ideally located within just five minutes walk to St Albans mainline railway station, where direct trains offer access to Kings Cross St Pancras and the Eurostar terminal in London in under 20 minutes.



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.

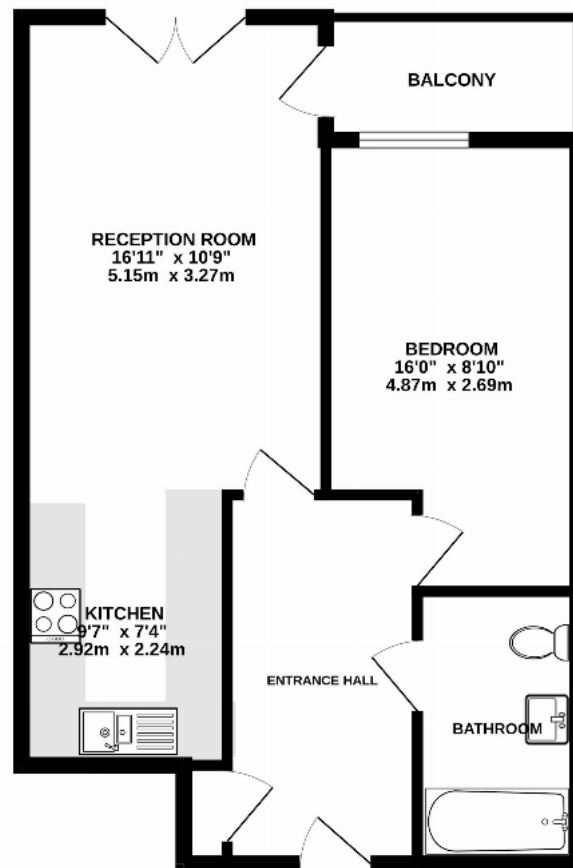












TOTAL FLOOR AREA: 473 sq.ft. (43.9 sq.m.) approx.

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.