

 2 Bedrooms

 2 Bathrooms

 1 Reception

 EPC Band B

Council Tax Band:
E £2,758.72 (2025/26)



 **ashtons**
for life's great moves

London Road, St Albans, AL1 1TA
£2,250 PCM

Impressive 2 double bedroom, 2 bathroom apartment with 1000+ sq. ft, in gated development with large open-plan living, private patio & 2 allocated parking spaces.

Description

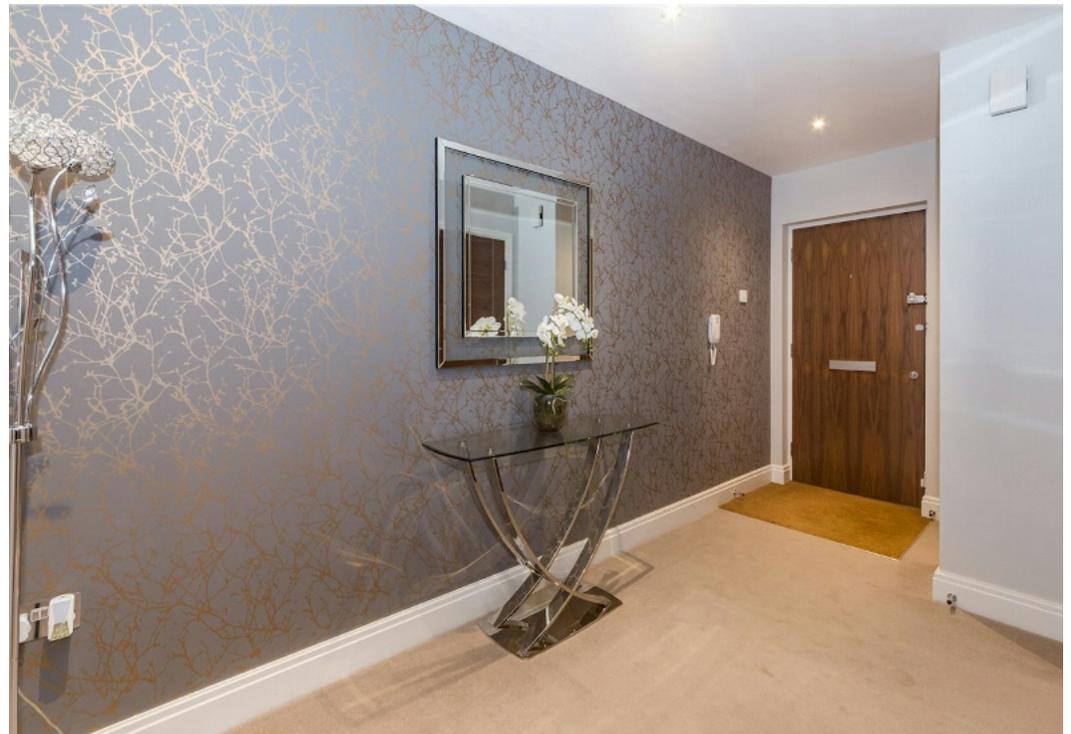
This stunning apartment measures over 1000 Sq. Ft and offers luxurious living close to City Centre and mainline station. The property benefits from zoned, under-floor heating to all the principal rooms, two allocated parking spaces and a south-west facing open plan living room and a large private patio. Watling House is approached through security gates and a secure communal entrance. The spacious hallway with large storage cupboard leads to all rooms. The bright, open plan living/dining room has access to the patio and South-Westerly French doors. The kitchen boasts high-end appliances and an induction hob. The principal bedroom features front aspect windows, fitted wardrobes and an en-suite shower room. Bedroom two is large enough for a bed and desk with fitted wardrobes. The luxury bathroom includes a four-piece suite with a bath and double shower cubicle. The sizable communal gardens are mainly laid to lawn, perfect for summer entertaining. Council Tax Band E: £2,758.72 for 2025/26.

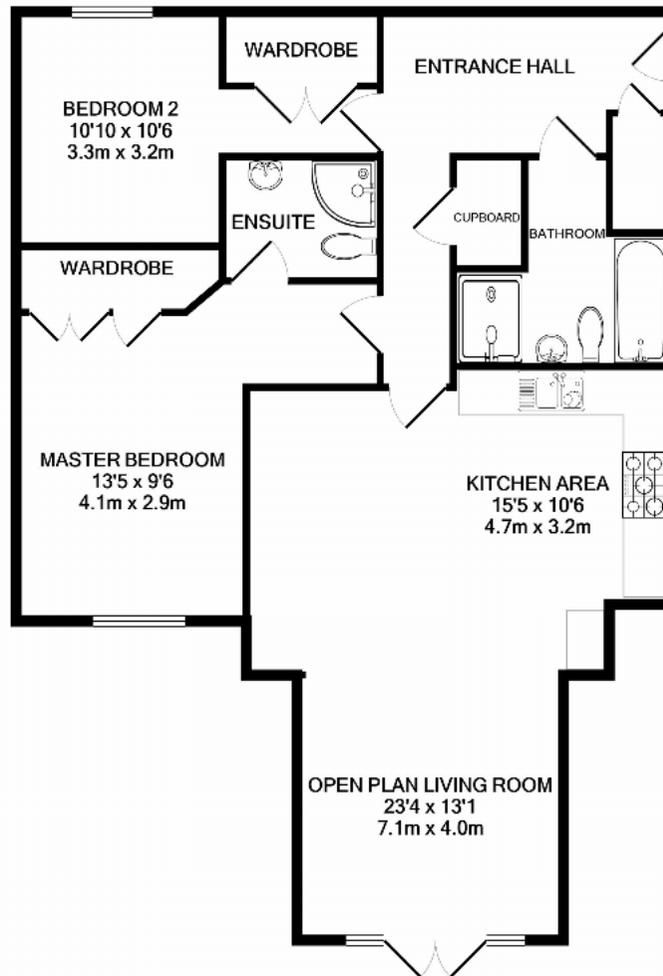
Location

Located 0.9 miles from City station, near St Albans' vibrant centre with great shopping, restaurants, bars, cafes, and amenities. M1, M25, A1, and A414 road links are just a short drive away.









TOTAL APPROX. FLOOR AREA 1075 SQ.FT. (99.9 SQ.M.)

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.