



2 bedrooms



1 bathroom



1 reception



Communal



Allocated space



EPC Band D

Leasehold

Council Tax Band:  
C £2,006.35 (2025/26)

Local Authority:  
St Albans Council





Spacious 2-bed ground floor flat with parking & communal gardens. Close to High Street amenities & Redbourn Common.

### Description

This excellent ground floor apartment overlooks lovely communal gardens and is ideally located a short stroll from village amenities and Redbourn Common. The spacious accommodation includes a large living room with a part glazed door leading to a pretty communal garden. A fully fitted kitchen sits just off the living room, featuring a built-in oven and hob with space for a washing machine, dishwasher, and fridge/freezer. There are two good-sized bedrooms and a modern re-fitted shower room. The property has an allocated parking space with a rental charge of £44.88 twice yearly. The lease for both the flat and parking space was renewed in 2010. Service Charge: £963 pa Ground Rent: £75 pa

### Location

Situated off High Street in Redbourn, near local amenities and the Common. Offers Co-op, chemist, post office, shops, restaurants, pubs, doctors, and dentist. Close to Harpenden, St Albans, rail links to London, M1, M25, and Luton Airport.



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.



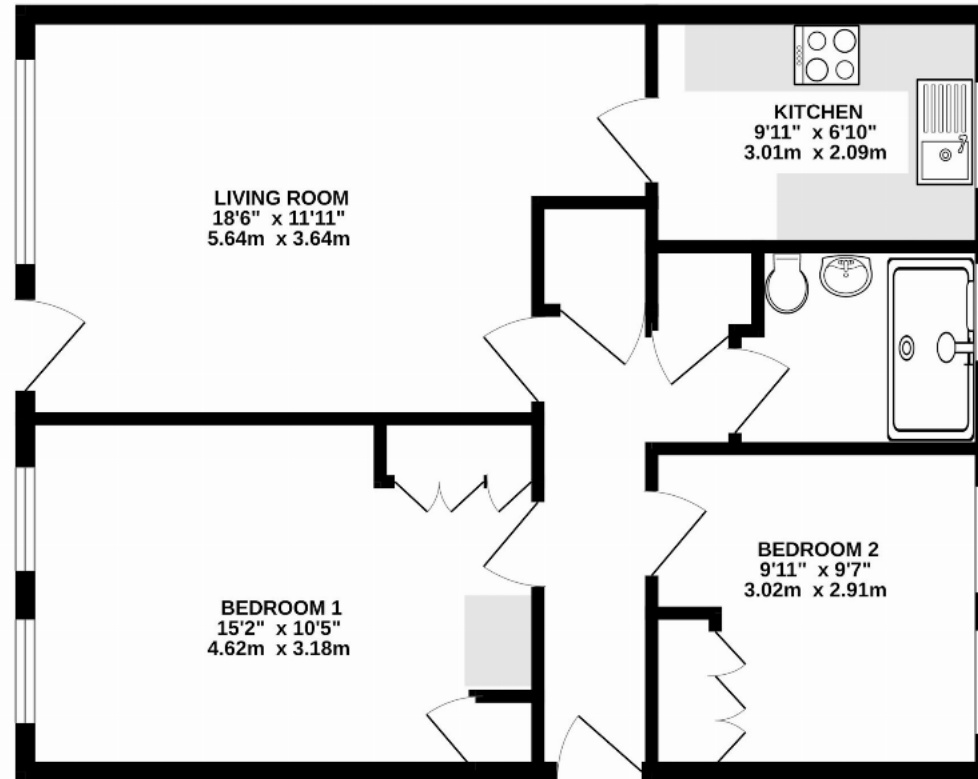








GROUND FLOOR  
634 sq.ft. (58.9 sq.m.) approx.



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

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