



**BRADFORD
& HOWLEY**
HARPENDEN | MARSHALSWICK | ST ALBANS

Harrier End, St. Albans, AL4 0LD
Asking Price £164,000

Set within a quiet cul-de-sac, this well-presented two-bedroom coach house is available on a shared ownership basis, offering an ideal opportunity for first-time buyers to step onto the property ladder in a sought-after St Albans location.

An entrance hall leads to the main accommodation on the first floor, featuring a bright open-plan living room and modern fitted kitchen with dining area, a family bathroom, a double bedroom, and a single bedroom. Additional benefits include a storage cupboard on the landing, built-in kitchen appliances, and double-glazed windows throughout.

Externally, the property benefits from a garage, allocated parking space, and visitors' parking. Ideally positioned close to Beaumont Secondary School, Oakwood Primary School, and local amenities, this modern home combines comfort, convenience, and affordability in a highly regarded residential area.

Tenure: Leasehold

Term of Lease: 125 Years From July 2021

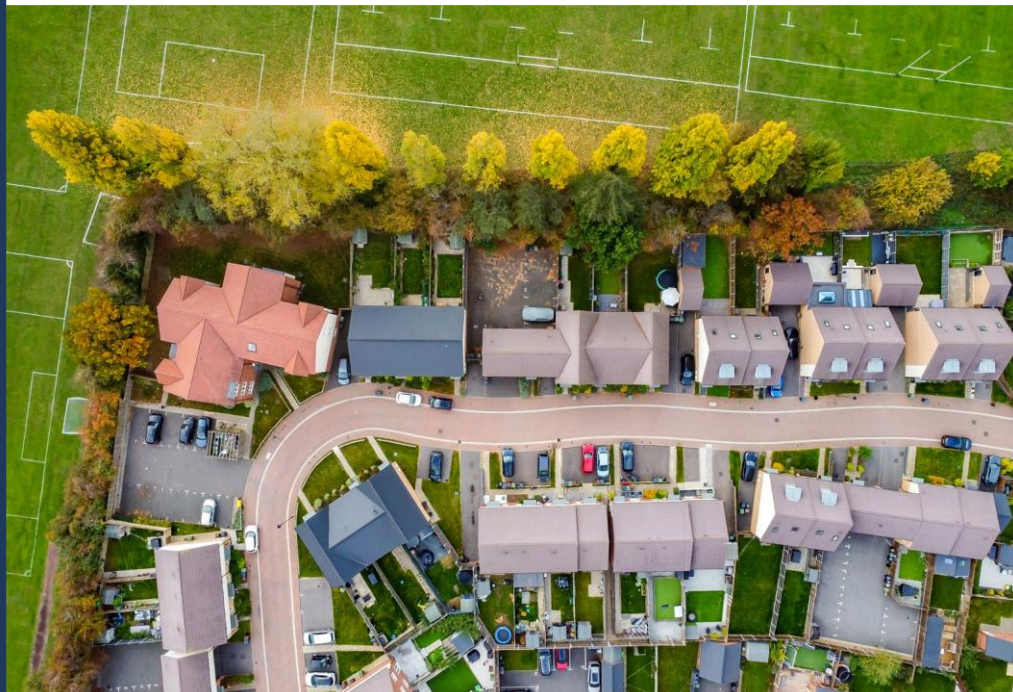
Service Charge: £839 PA For 2025

Ground Rent: £0 PA For 2025

Council Tax Band: C

EPC Rating: B





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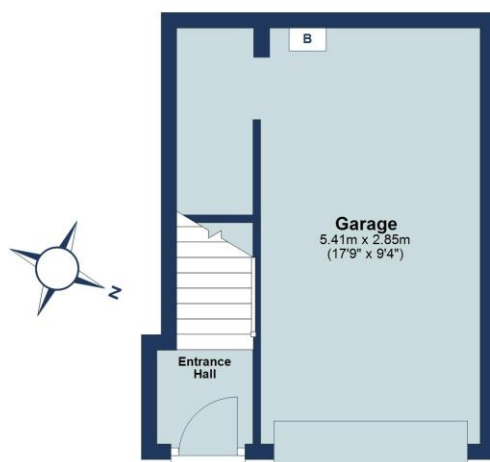
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Ground Floor

Approx. 21.6 sq. metres (232.8 sq. feet)



First Floor

Approx. 54.4 sq. metres (585.1 sq. feet)



Total area: approx. 76.0 sq. metres (817.9 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Garage is included in the total floor area.
Plan produced using PlanUp.

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