



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

The Quadrant, St. Albans, AL4 9RA
Guide Price £300,000

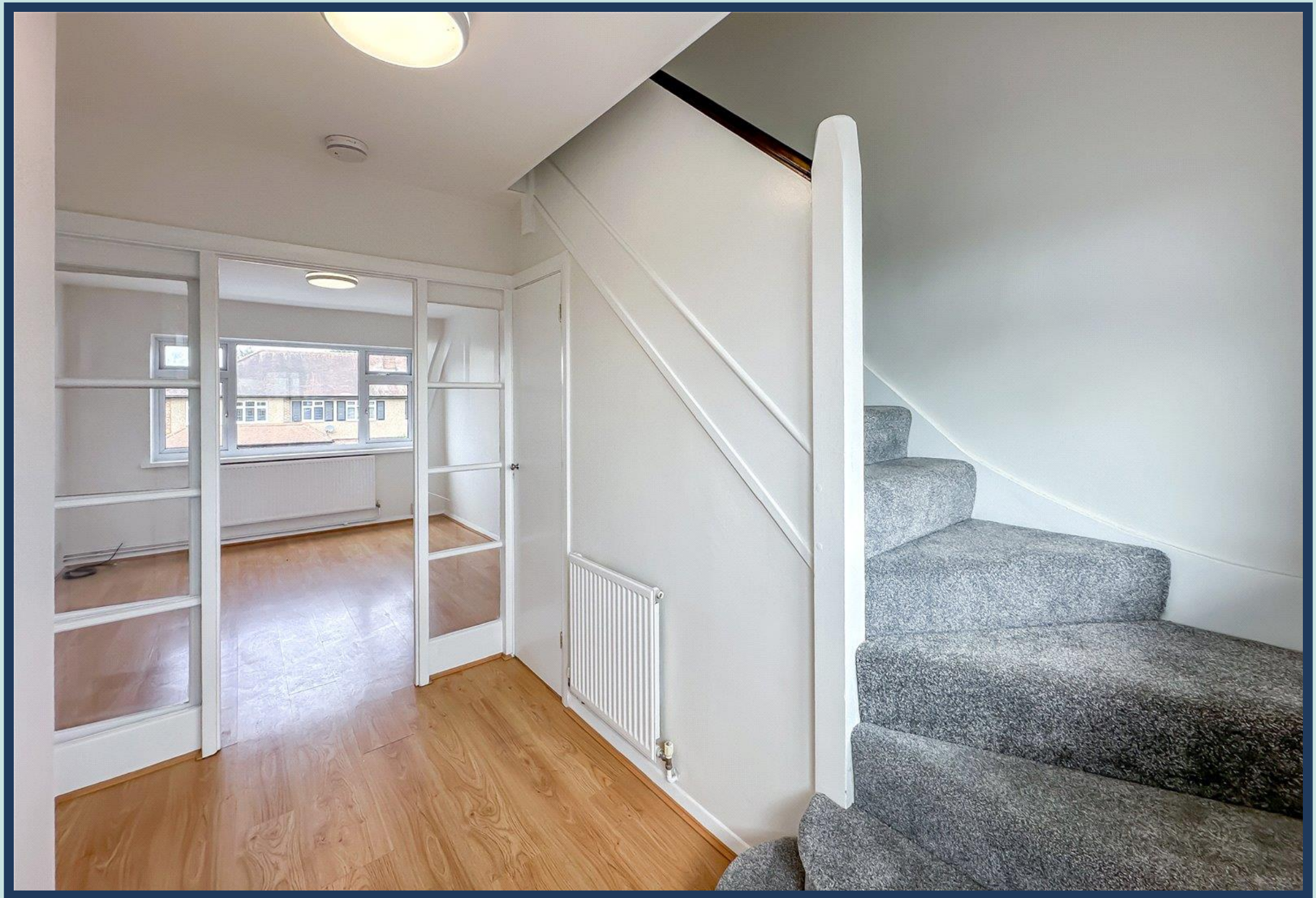
Situated in the sought-after area of Marshalswick, St Albans, is this spacious first-floor maisonette, which offers a perfect blend of comfort and convenience. Boasting three spacious bedrooms, this well-maintained property is ideal for families or professionals looking for a stylish urban retreat.

The property has been thoughtfully updated and includes a new kitchen, updated bathroom, and new carpets, whilst enjoying neutral decor throughout and offering external space, perfect for enjoying al fresco dining or simply unwinding after a long day. Residents can benefit from convenient resident parking (permit).

With excellent transport links and a host of amenities nearby, including schooling, shops, cafes, and parks, this property offers a desirable lifestyle within this highly popular residential location.

Tenure: Leasehold
Term of Lease: 125 Years From May 1995
Service Charge: £405PA For 2024
Ground Rent: £0
Council Tax Band: C
EPC Rating: D









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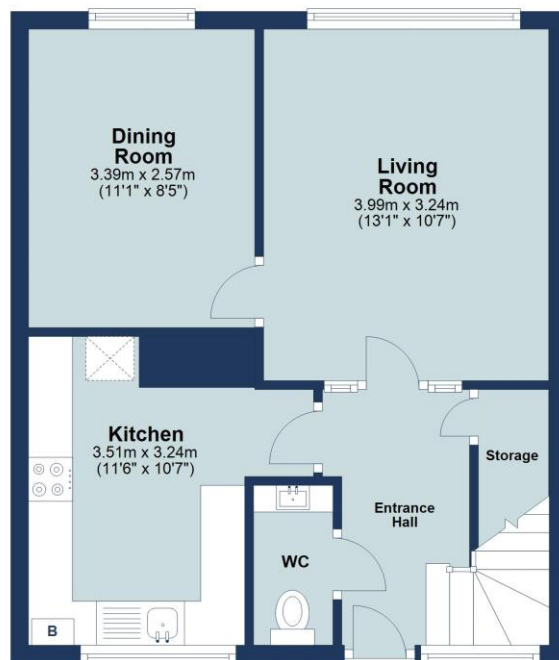
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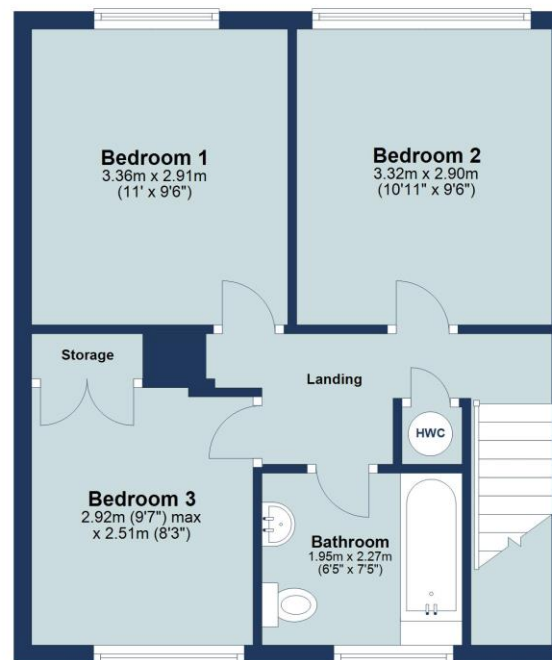
First Floor

Approx. 41.3 sq. metres (444.4 sq. feet)



Second Floor

Approx. 41.3 sq. metres (444.4 sq. feet)



Total area: approx. 82.6 sq. metres (888.8 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Plan produced using PlanUp.

IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans, and measurements, these are not guaranteed, and they do not form part of any contract or tenancy. We have not tested any of the services, equipment, or fittings. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase or tenancy and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase or tenancy. You may download, store, and use the material for your personal use. You may not republish the material in any format without the consent of Bradford & Howley.

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▶ @bradfordhowley4660

☎ 01727 856999
✉ marshalswick@bradfordandhowley.com
📍 5 The Quadrant, Marshalswick, St Albans, Herts, AL4 9RA

bradfordandhowley.com