



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

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

Situated within central Marshalswick and within walking distance of excellent local schooling is this spacious three-bedroom duplex maisonette which is being offered for sale with no onward chain.

The property does require modernisation throughout but offers excellent potential to create a wonderful spacious home which is close to The Quadrant shops and Sandringham School.

Internally the property offers light and airy living spaces, a separate kitchen with room for a small breakfast table, whilst two/three bedrooms and a family bathroom are located on the upper floor.

Externally the property offers residents permit parking.

Tenure: Leasehold

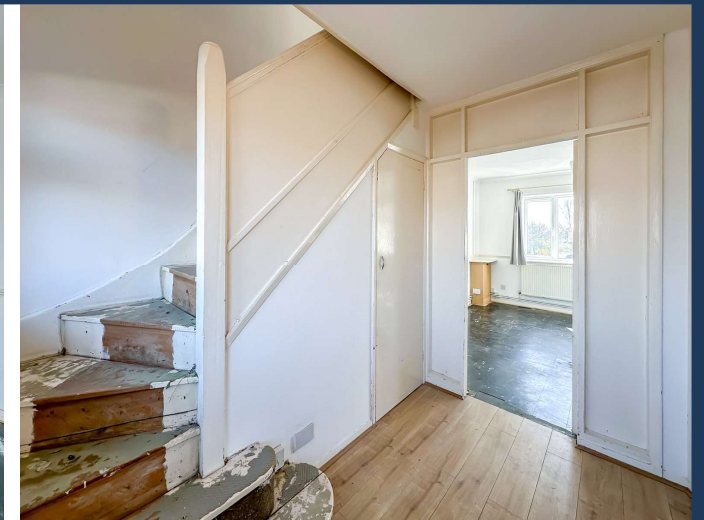
Term of Lease: 109 Years Remaining

Service Charge: £484 PA For 2025

Ground Rent: £100 PA For 2025

Council Tax Band: C

EPC Rating: C





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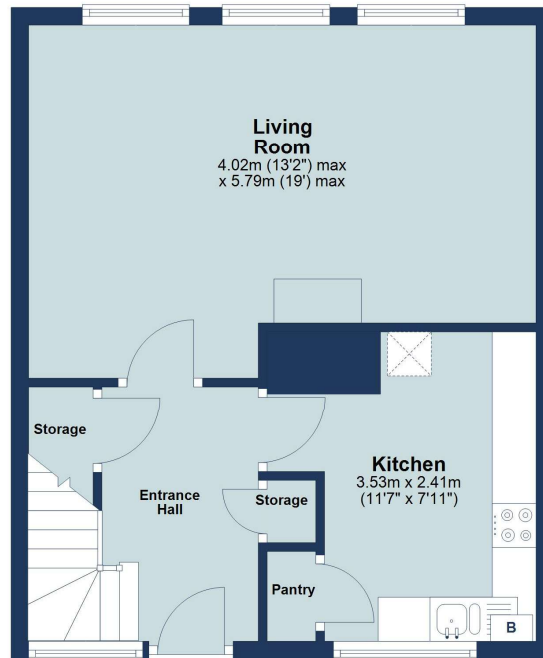
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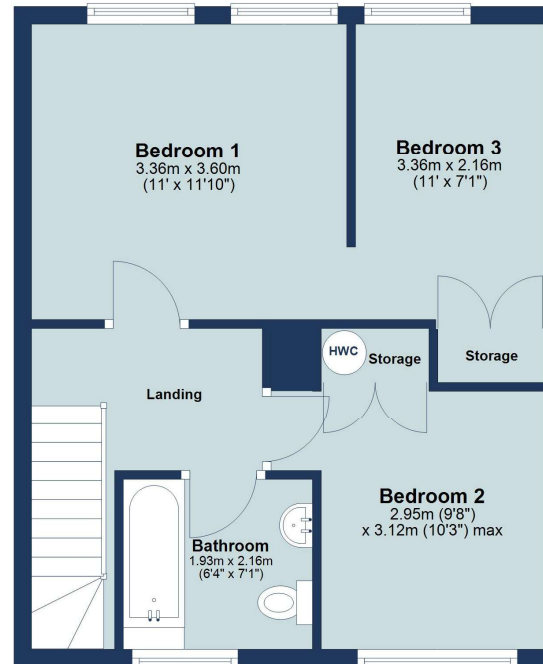
First Floor

Approx. 40.7 sq. metres (437.6 sq. feet)



Second Floor

Approx. 41.7 sq. metres (449.0 sq. feet)



Total area: approx. 82.4 sq. metres (886.7 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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