



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

Abbots Park, St Albans, AL1 1TW
Asking Price £350,000

Arranged over the second and third floors is this versatile TWO/THREE BEDROOM split level apartment with TWO SOUTHEAST FACING BALCONIES.

This property offers flexible accommodation that comprises of a living room, w/c, separate kitchen and a dining room which could be used as a THIRD BEDROOM. On the upper floor there are two double bedrooms and a bathroom. The property is in need of internal modernisation throughout.

Externally the property benefits from well-maintained communal gardens and residents parking.

Abbots Park is ideally located close to the well-regarded schooling, green open spaces and is within easy reach of the city centre. St Albans City Station with its regular trains into London St Pancras is approximately 1.1 miles away.

Tenure: Leasehold

Term of Lease: 999 Years From December 1961

Service Charge: £1,256 PA For 2024

Ground Rent: £20 PA For 2024

Council Tax Band: D

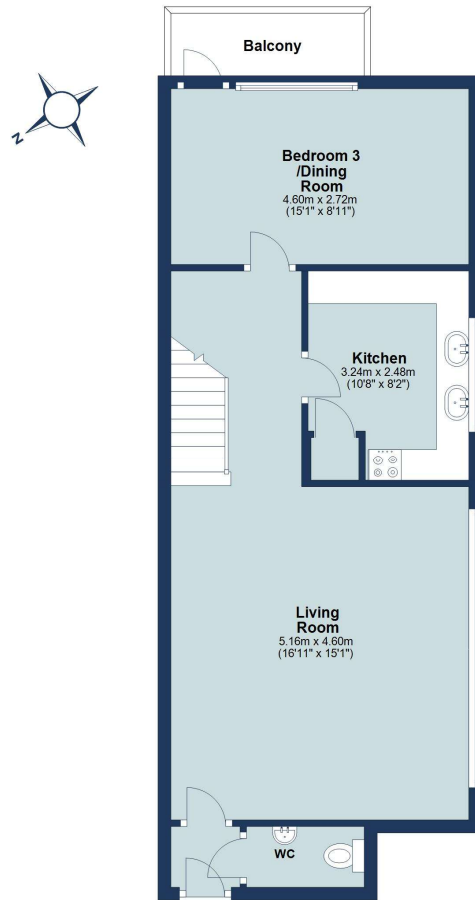
EPC Rating: D





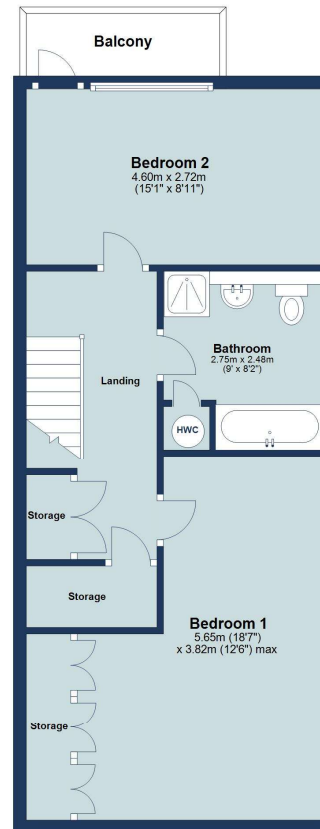
First Floor

Approx. 55.2 sq. metres (594.2 sq. feet)



Second Floor

Approx. 52.1 sq. metres (560.8 sq. feet)



Total area: approx. 107.3 sq. metres (1155.0 sq. feet)

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

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