



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

Verona Court, St Albans, AL1 5HS
Asking Price £349,995

A STUNNING ONE BEDROOM FIRST FLOOR SOUTH FACING LUXURY APARTMENT - CHAIN FREE

An opportunity to acquire a beautifully presented, one bedroom first floor luxury 624 sq. ft. apartment, which forms part of this modern development constructed in 2017, located on Roland Street and is only a short walk from St Albans historic, vibrant City Centre and mainline station, which provides fast access to London's St Pancras Station.

Features include recently redecorated throughout, security entry phone, passenger lift, underfloor heating, open plan reception room / kitchen with stylish contemporary range of fitted units with integrated appliances, double bedroom with fitted wardrobes and balconette, modern shower room, communal grounds, allocated parking space, secure communal bike store, mains operated smoke alarm, remaining years on NHBC Warranty and a long lease.

Internal viewing is strongly recommended and strictly by appointment only through Bradford & Howley.

Tenure: Leasehold

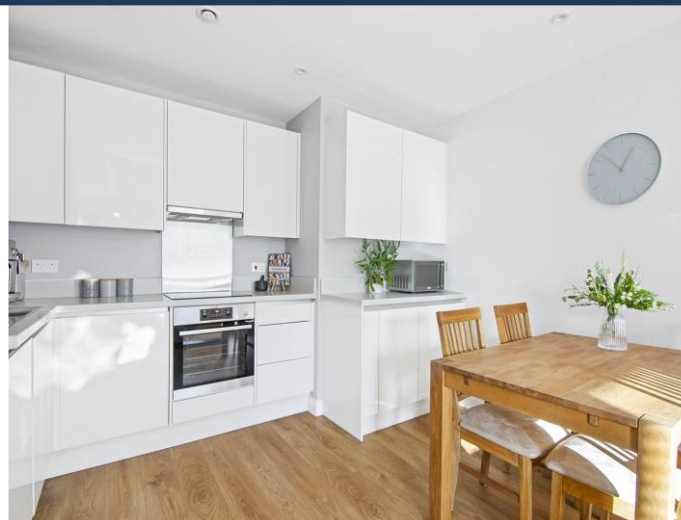
Term of Lease: 125 Years From February 2018

Service Charge: £1,482 For 2024

Ground Rent: £345 For 2024

Council Tax Band: D

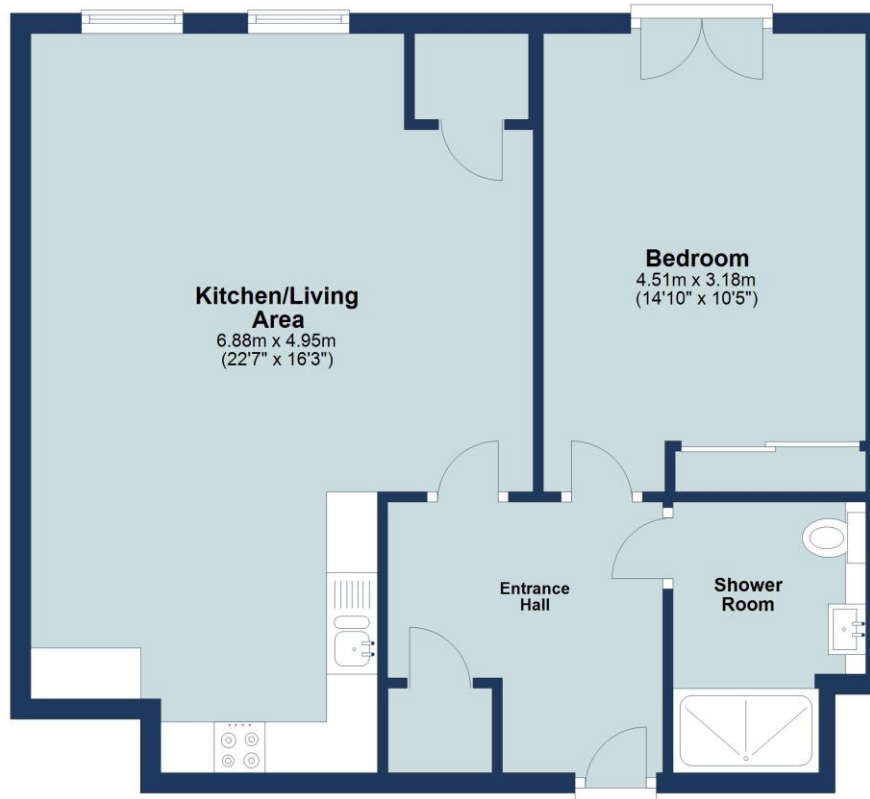
EPC Rating: B





First Floor

Approx. 58.0 sq. metres (624.8 sq. feet)



Total area: approx. 58.0 sq. metres (624.8 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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