



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

Heritage Close, St Albans, AL3 4EB
Asking Price £550,000

Located in the heart of the city centre is this beautifully presented TWO BEDROOM DUPLEX apartment with wonderful views of the Cathedral and out to the west of the city.

The property has been finished to a high specification throughout and has the added benefit of a balcony off the main bedroom, a private terrace, and a communal courtyard.

The accommodation comprises a fantastic open plan living area / kitchen area with bi-fold doors to the terrace, two double bedrooms with fitted storage and a modern shower room. Bedroom two was previously two single rooms and could be converted back into a three bed if desired.

There are car parking spaces available to rent in an underground car park if required, the current vendors rent two spaces.

Heritage Close is a private gated development situated above the shops right in the heart of the city centre.

Set just behind the vibrant high street with an extensive range of shopping and leisure facilities is this quiet development with fantastic views of the Cathedral and surrounding parks and green spaces.

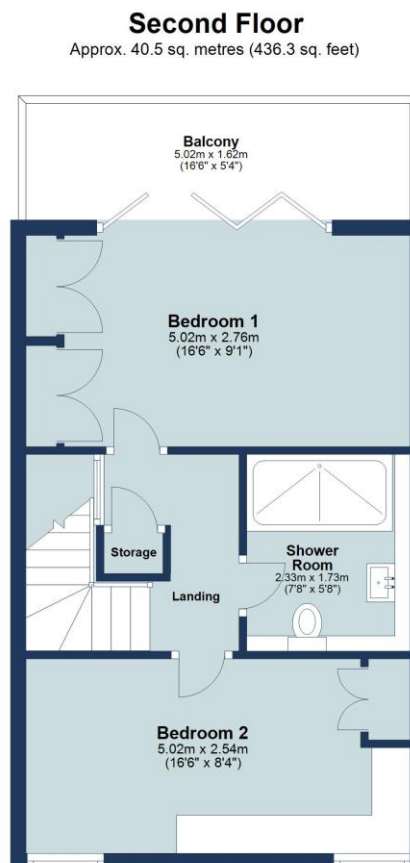
Tenure: Leasehold
Term of Lease: 189 Years From January 1975
Service Charge: £1,494 For 2024
Ground Rent: £0 For 2024
Council Tax Band: D
EPC Rating: D











Total area: approx. 78.9 sq. metres (849.5 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Balcony not included in the total internal floor area.
Plan produced using PlanUp.

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