



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

Albanian Court, Camp Road, AL1 5EA
Asking Price £300,000

This stylish and characterful first-floor apartment in Albanian Court combines comfort, convenience, and modern living. Perfectly located just a short walk from St Albans City Station, it's an ideal choice for commuters. Inside, the property boasts a bright bay-fronted living room filled with natural light, a well-planned separate kitchen, a generous bedroom with built-in wardrobes, and a sleek modern shower room.

This property also benefits from a Share of Freehold, with the current owners in the process of extending the lease (currently 93 years).

Residents enjoy access to a communal garden and allocated parking, providing both outdoor space and practical convenience. The location also offers easy access to local shops, cafes, parks, and the vibrant city centre, combining the charm of St Albans with excellent transport links.

Tenure: Share of Freehold

Term of Lease: 125 Years From October 1994

Service Charge: £1,080pa For 2025

Ground Rent: £50pa For 2025

Council Tax Band: B

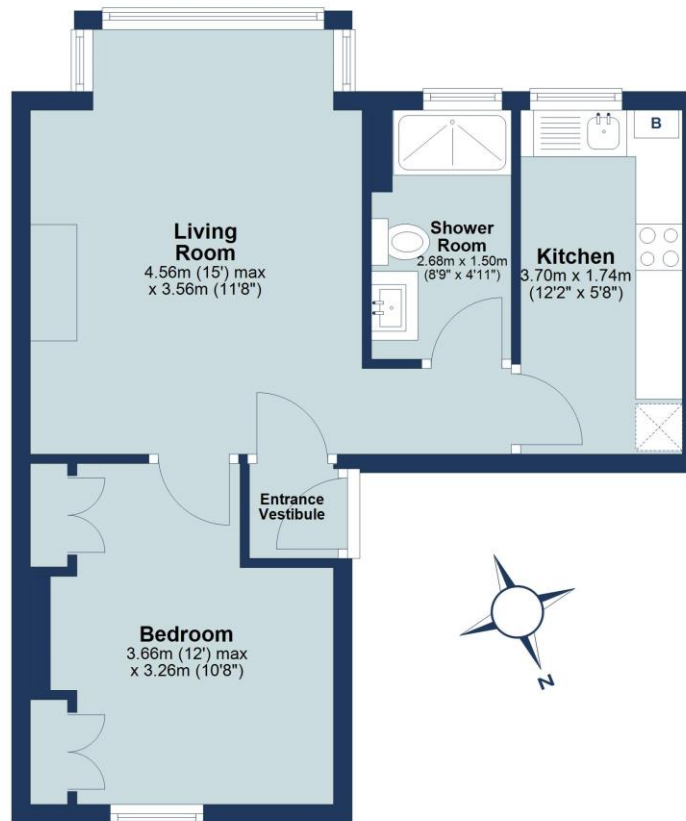
EPC Rating: C





First Floor

Approx. 40.4 sq. metres (434.6 sq. feet)



Total area: approx. 40.4 sq. metres (434.6 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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