



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

Abbey Court, Holywell Hill, AL1 1HA
Asking Price £400,000

Set back from the road in the heart of the city centre is this bright and spacious TOP FLOOR TWO BEDROOM apartment with wonderful views of the Cathedral.

The accommodation comprises two double bedrooms, modern family bathroom, separate kitchen, and a bay fronted living/dining room with views of the Cathedral. The property has been recently decorated throughout and benefits from a LONG LEASE making this a great investment opportunity or first-time purchase.

Externally there are well maintained communal gardens and parking which is on an informal first come, first served basis. Residents can also apply for a parking permit for the neighbouring roads.

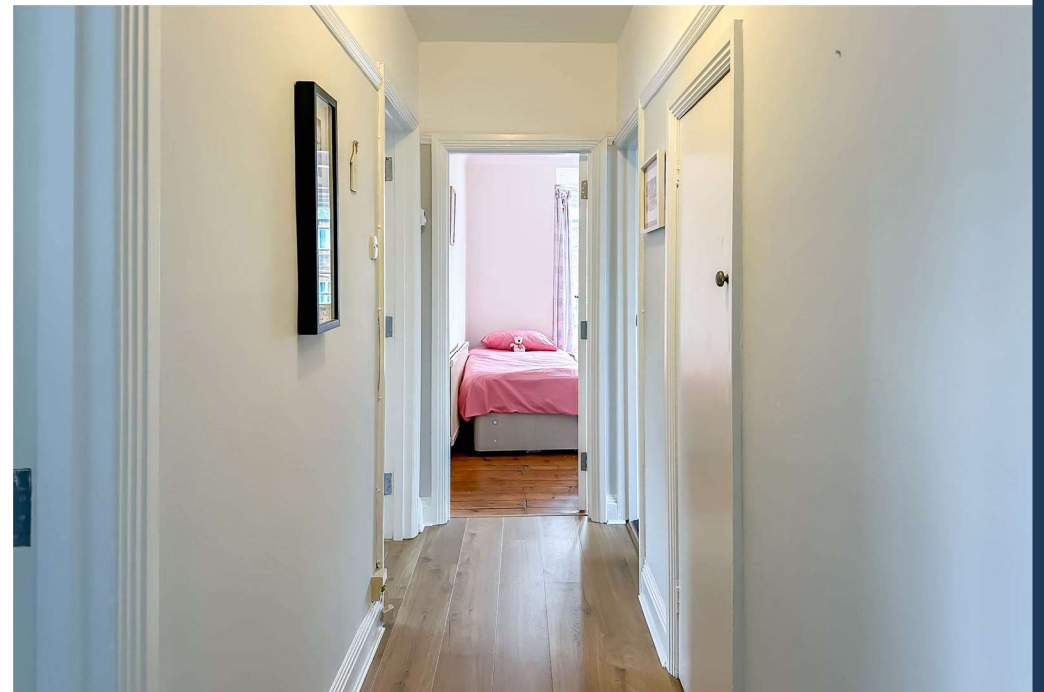
Abbey Court is located on Holywell Hill between Albert Street and Sopwell Lane. The vibrant high street with an extensive range of shopping and leisure facilities is just a short stroll away. Verulamium Park with its green spaces, lakes and the Abbey are all within walking distance.

St Albans City Station with its regular trains into London St Pancras is approx. 0.8 miles away and the abbey flyer with trains into Watford Junction is approx. 0.4 miles away.

Tenure: Leasehold
Term of Lease: 136 Years 4 Months
Service Charge: £2,536.27 PA For 2024
Ground Rent: £150 PA For 2024
Council Tax Band: C
EPC Rating: D









Second Floor

Approx. 62.6 sq. metres (674.1 sq. feet)



Total area: approx. 62.6 sq. metres (674.1 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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f @bradfordandhowley
@bradfordandhowley
in @bradford-howley
@bradfordhowley4660

01727 898150
stalbans@bradfordandhowley.com
8 Chequer Street, St Albans, Herts, AL1 3XZ

bradfordandhowley.com