



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

Praetorian Court, Vesta Avenue, AL1 2PP
Asking Price £295,000

NO UPPER CHAIN

Located on the top floor is this TWO BEDROOM apartment which enjoys views onto both sides over nearby trees and rooftops.

The property enjoys a well-planned layout, a welcoming entrance hall, a bright and airy living room and separate kitchen. There are two well-proportioned bedrooms and a bathroom.

This property offers some extra useful STORAGE with a LOFT SPACE and an external SHED.

Praetorian Court is located within walking distance of Verulamium Park and lakes, there are two nearby gyms, a selection of supermarkets and residents parking.

St Albans city centre, the mainline station and the Abbey Flyer are all easily accessible.

Tenure: Leasehold

Term of Lease: 125 Years From June 1984

Service Charge: £466.68 PA For 2024

Ground Rent: £119.52 PA For 2024

Council Tax Band: C

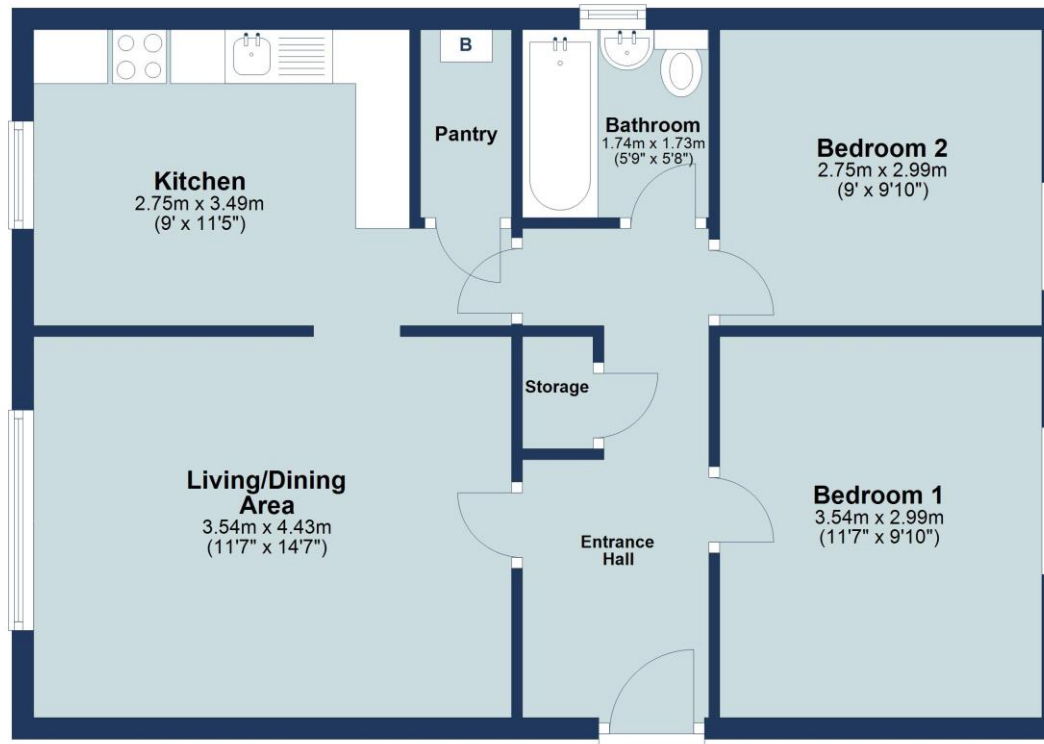
EPC Rating: C





Second Floor

Approx. 59.7 sq. metres (642.4 sq. feet)



Total area: approx. 59.7 sq. metres (642.4 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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