



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

Gatcombe Court, Dexter Close, AL1 5WA
Guide Price £300,000

Located on the top floor of this popular development is this large (over 700 sq. ft) ONE DOUBLE BEDROOM apartment with an ALLOCATED PARKING SPACE. This property also enjoys a LONG LEASE and would make an ideal investment or first-time purchase.

The accommodation comprises an entrance hall with a large storage cupboard, modern shower room, separate kitchen, double bedroom with fitted wardrobes and a living/dining room. Externally the property benefits from an allocated parking space and visitors parking.

Gatcombe Court is located just off Camp Road within walking distance of the mainline station. There is an excellent variety of restaurants and shops close by on Hatfield Road and a small parade of shops further along on Cell Barnes Lane. St Albans City Station with its regular trains into London St Pancras and beyond is approximately 0.6 miles away.

Tenure: Leasehold

Term of Lease: 999 Years From March 1993

Service Charge: £3,000pa for 2025

Ground Rent: £50pa for 2025

Council Tax Band: D

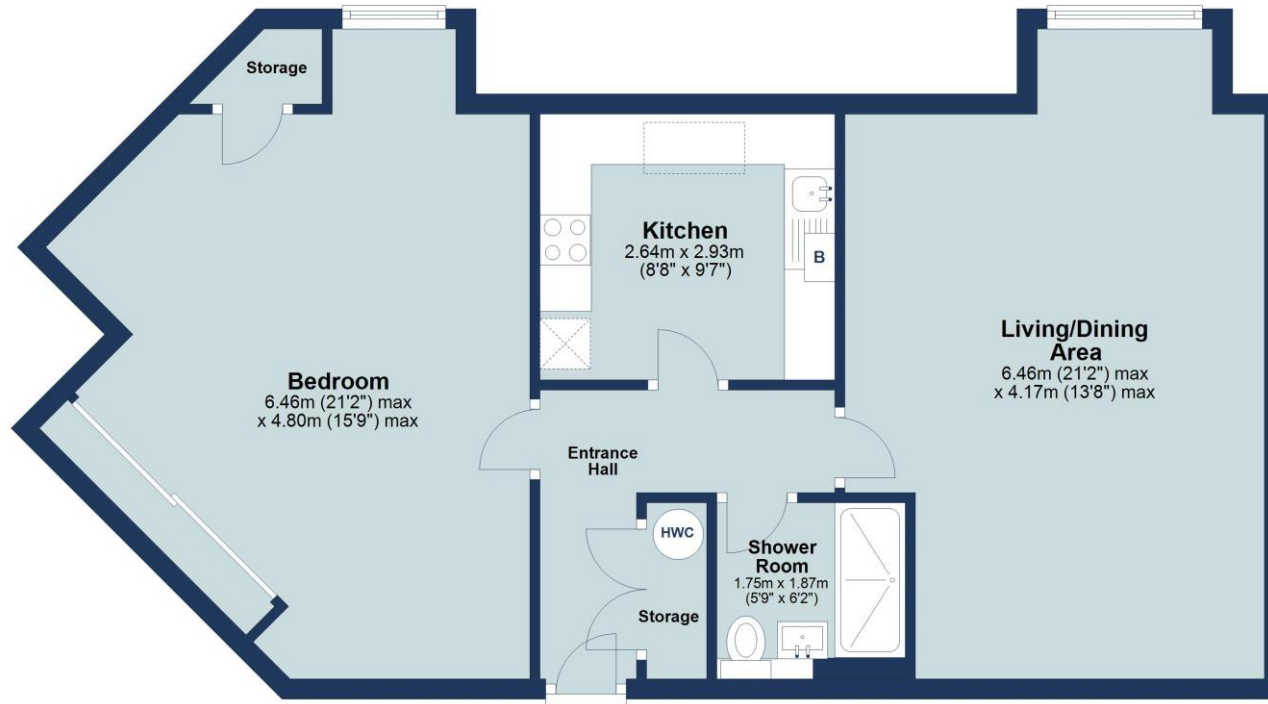
EPC Rating: C





Third Floor

Approx. 66.8 sq. metres (719.2 sq. feet)



Total area: approx. 66.8 sq. metres (719.2 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.

Looking to Sell or Let
your current home?



Scan me to request your **FREE**
Instant Online Valuation!

Fresh
FINANCIAL



Sign up for **FREE** mortgage monitoring today,
giving you peace of mind you are on the right
deal, every month.

We will compare your mortgage against
thousands of deals and send you a monthly
report.

Please note that mortgage monitoring does not
constitute mortgage advice.

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

f @bradfordandhowley
@ @bradfordandhowley
in @bradford-howley
@ @bradfordhowley4660

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

bradfordandhowley.com