



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

Malthouse Court, Sopwell Lane, AL1 1RP
Guide Price £250,000

NO UPPER CHAIN - A well-presented GROUND FLOOR one double bedroom apartment located in the heart of the city. The current vendor has recently extended the lease, making this an ideal investment or a first-time purchase.

The accommodation comprises of an entrance porch, living/dining room, kitchen, bedroom with double windows facing south, a walk-through wardrobe and a three-piece bathroom suite.

Externally the property benefits from a storage cupboard, communal gardens, patio area just outside the front door and residents parking on a first come, first-served basis.

Malthouse Court is located off of Sopwell Lane in the city centre. 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. 0.7 miles away and the abbey flyer with trains into Watford Junction is approx. 0.4 miles away.

Tenure: Leasehold

Term of Lease: 181 Years From August 2022

Service Charge: £500 PA For 2024

Ground Rent: £0 PA For 2024

Council Tax Band: C

EPC Rating: C





Ground Floor

Approx. 45.3 sq. metres (487.3 sq. feet)



Total area: approx. 45.3 sq. metres (487.3 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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