



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

Priory Court, Old London Road, AL1 1PR
Asking Price £499,750

This stylish two double bedroom duplex apartment is spread over the first and second floor of this contemporary development, built in 2020, with St Albans City station and town centre both a few minutes' walk away.

The location allows the buyer to easily access the impressive array of restaurants and amenities that St Albans offers, as well as allowing a convenient commute into London St Pancras in around 20 minutes.

This bright and airy home enjoys a southeast facing balcony with a wealth of natural light and benefits from an allocated undercover space in a gated offroad car park, visitor parking and a lockable additional storage room within the development.

The lower floor offers open plan living with a generously sized sitting room attached to a modern kitchen and reading niche, as well as a downstairs toilet/washroom accessed from the entrance hall.

The upper floor contains a large master double bedroom, with built-in wardrobes, a dressing area, and a luxury en-suite shower room. There is a further second double bedroom, with beautiful views of St Albans Cathedral, as well as a spacious additional bathroom.

The apartment is offered for sale with the added advantage of no upper chain, and has been tastefully decorated by the owners, including new carpets and bespoke shelving.

The property would be ideal for an impressive first-time purchase, or an attractive buy-to-let investment. The apartment is currently rented and commands an attractive rental yield.

Client Comment: We very much enjoyed living at Priory Court, the superb location provided a peaceful relaxation space whilst also being minutes away from our favourite St Albans restaurants and the fantastic Odyssey cinema.

The balcony allowed us to enjoy weekend morning coffee in the sun from local coffee house Charlies, and alfresco dining using produce from the weekend markets and the nearby Buongiorno Italia deli.

We are commuters to London for work, so being so close to the station allowed us to balance our busy lifestyle and social life with our work commitments; the duplex format also afforded us separate and dedicated working spaces when we needed to work from home.

Tenure: Leasehold
Term of Lease: 150 Years From 2020
Service Charge: £1,063 PA For 2024
Ground Rent: £200 PA For 2024
Council Tax Band: D
EPC Rating: C



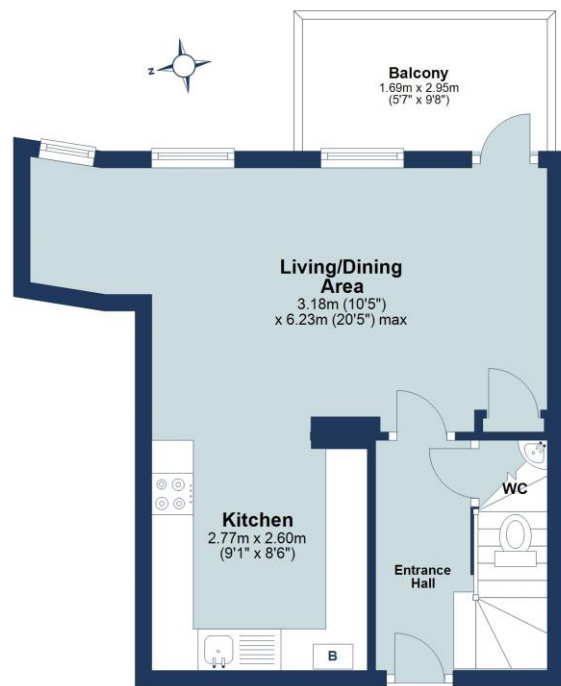






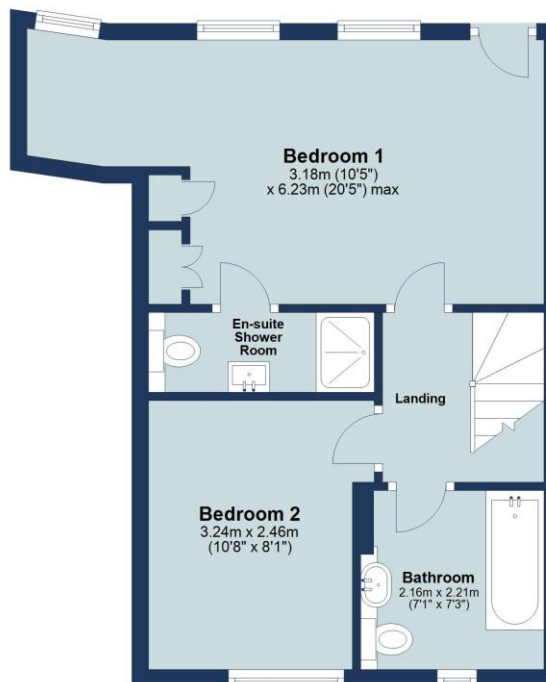
First Floor

Approx. 31.1 sq. metres (334.8 sq. feet)



Second Floor

Approx. 38.4 sq. metres (413.4 sq. feet)



Total area: approx. 69.5 sq. metres (748.2 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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