



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

Nero House, Charrington Place, AL1 3GW
Asking Price £315,000

Located within the highly regarded Charrington Place development, this beautifully presented one-bedroom apartment offers modern, comfortable living in a prime St Albans location.

The property features a welcoming entrance hall with a useful storage cupboard and leads into a spacious, bright, and airy open-plan kitchen, living, and dining area. Sliding doors open onto a generous private balcony, creating a seamless indoor-outdoor space that's perfect for relaxing or entertaining. The bedroom is a good size and also enjoys direct access to the balcony, while the contemporary three-piece bathroom suite adds to the apartment's appeal.

This property would make an excellent first-time purchase, offering allocated parking and a long lease of 982 years. The building benefits from a secure communal entrance with a video entry system for added peace of mind. Ideally positioned just a stone's throw from the mainline station and only a short walk into the city centre, the apartment enjoys easy access to a wide variety of shops, restaurants, and leisure facilities, making it a fantastic place to call home.

Tenure: Leasehold

Term of Lease: 999 Years from June 2008

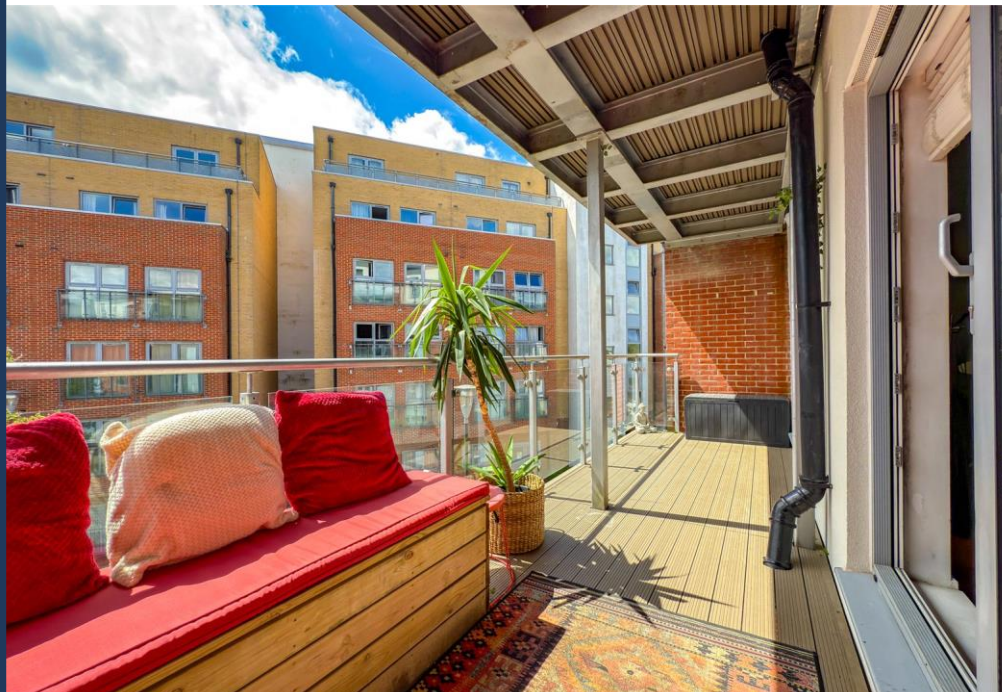
Service Charge: £1,365pa for 2025

Ground Rent: £358pa for 2025

Council Tax Band: C

EPC Rating: TBC





Second Floor

Approx. 50.0 sq. metres (538.1 sq. feet)



Total area: approx. 50.0 sq. metres (538.1 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Balcony not included in total floor area.
Plan produced using PlanUp.

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