



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

Clement Court, Bakers Close, AL1 5FH
Asking Price £350,000

NO UPPER CHAIN - Located on the FIRST FLOOR of this popular development is this well-presented TWO BEDROOM TWO BATHROOM 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 of a dual aspect living room, separate kitchen, two bedrooms and two bathrooms. Externally the property benefits from an allocated PARKING space, visitors parking and well-maintained communal gardens.

Clement Court is a small development of 8 apartments set at the back of Bakers Close located approx. 0.7 miles from St Albans City 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.

Tenure: Leasehold

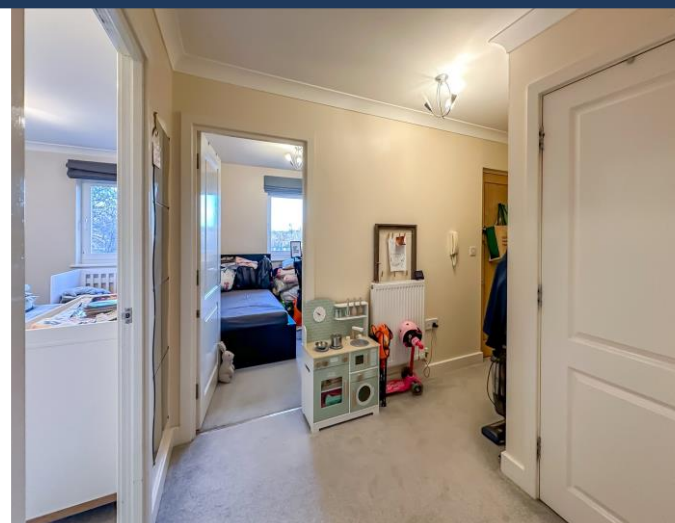
Term of Lease: 125 Years From Jan 2005

Service Charge: £1,920 PA For 2024

Ground Rent: £125 PA

Council Tax Band: C

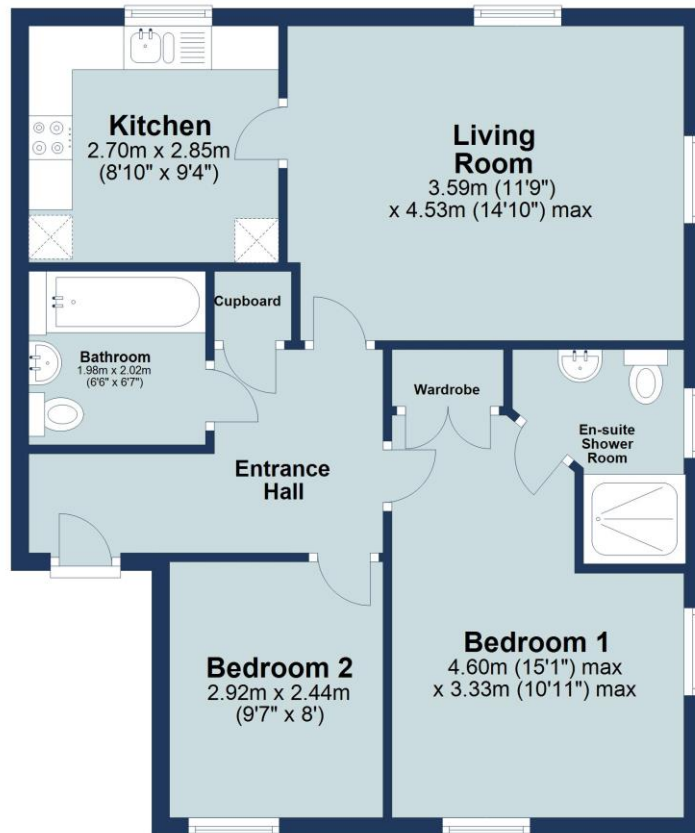
EPC Rating: C





First Floor

Approx. 62.7 sq. metres (675.3 sq. feet)



Total area: approx. 62.7 sq. metres (675.3 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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