



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

St James Court, Park View Close, St. Albans, AL1 5TL
Asking Price £375,000

Offered for sale with NO UPPER CHAIN is this spacious two-bedroom GROUND FLOOR apartment with fantastic views overlooking the park.

The property has the added benefit of an allocated parking space and a LONG LEASE making this a great first-time purchase or an ideal investment opportunity.

The accommodation comprises entrance hall with two storage cupboards, two bedrooms both with fitted wardrobes, separate kitchen, modern shower room and a large living/dining room with French doors to a courtyard area.

Externally the property benefits from a COURTYARD area overlooking the park and an allocated parking space.

St James' Court forms part of the Park View Close development located approx. 0.6 miles to St Albans City Station.

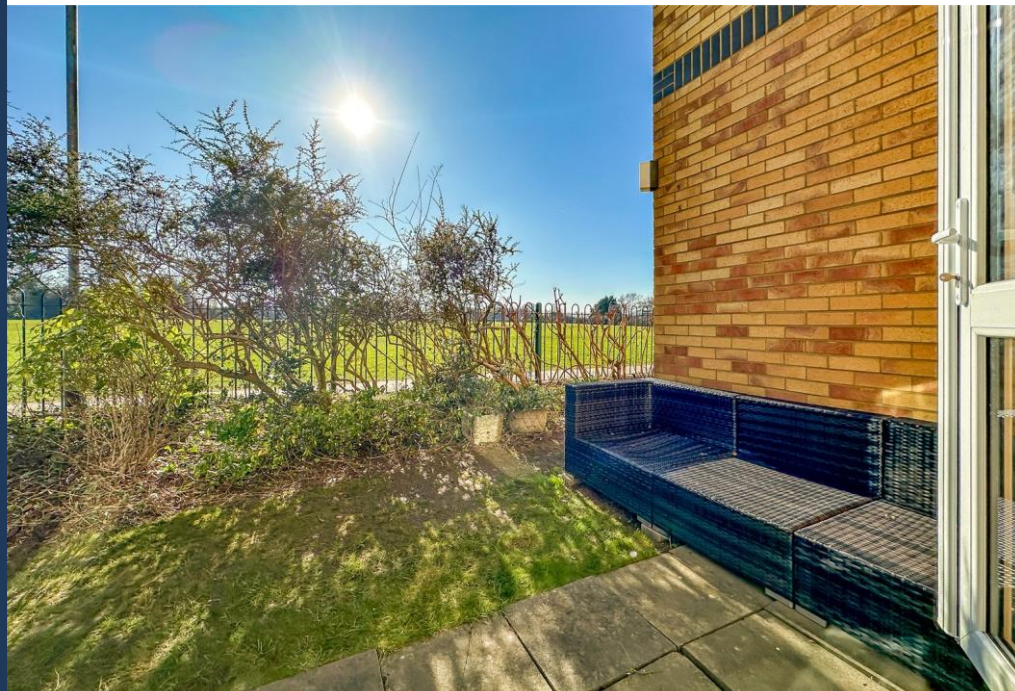
There is an excellent variety of restaurants and shops close by on Hatfield Road and a small parade of shops on Cell Barnes Lane.

Tenure: Leasehold
Term of Lease: 999 Years From March 1993
Service Charge: £2,000pa For 2025
Ground Rent: £50pa For 2025
Council Tax Band: D
EPC Rating: C









Ground Floor

Approx. 68.1 sq. metres (732.9 sq. feet)



Total area: approx. 68.1 sq. metres (732.9 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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