



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

Albeny Gate, Belmont Hill, AL1 1BH
Asking Price £225,000

Situated within a sought-after over-55s development in the heart of St Albans city centre, this well-presented ground floor maisonette offers one double bedroom along with a perfect blend of comfort, convenience, and style.

This charming home has been tastefully decorated throughout with a calming neutral palette, creating a light and welcoming atmosphere. The accommodation comprises a spacious double bedroom, a separate fitted kitchen, a bright living/dining room, and a modern shower room.

One of the standout features is the delightful south-west facing private patio area, via French doors, perfectly positioned at the front of the property and surrounded by beautifully maintained communal gardens filled with mature shrubs and plants – ideal for enjoying a quiet morning coffee or socialising with neighbours.

Albeny Gate is superbly located on Belmont Hill, placing you just moments from the vibrant city centre, with its wide range of shops, cafés, and amenities. Residents also benefit from easy access to the stunning Verulamium Park, tranquil lakes, and the historic St Albans Cathedral.

Tenure: Leasehold

Term of Lease: 125 Years from March 1988

Service Charge: £3,744pa for 2025

Ground Rent: £0

Council Tax Band: C

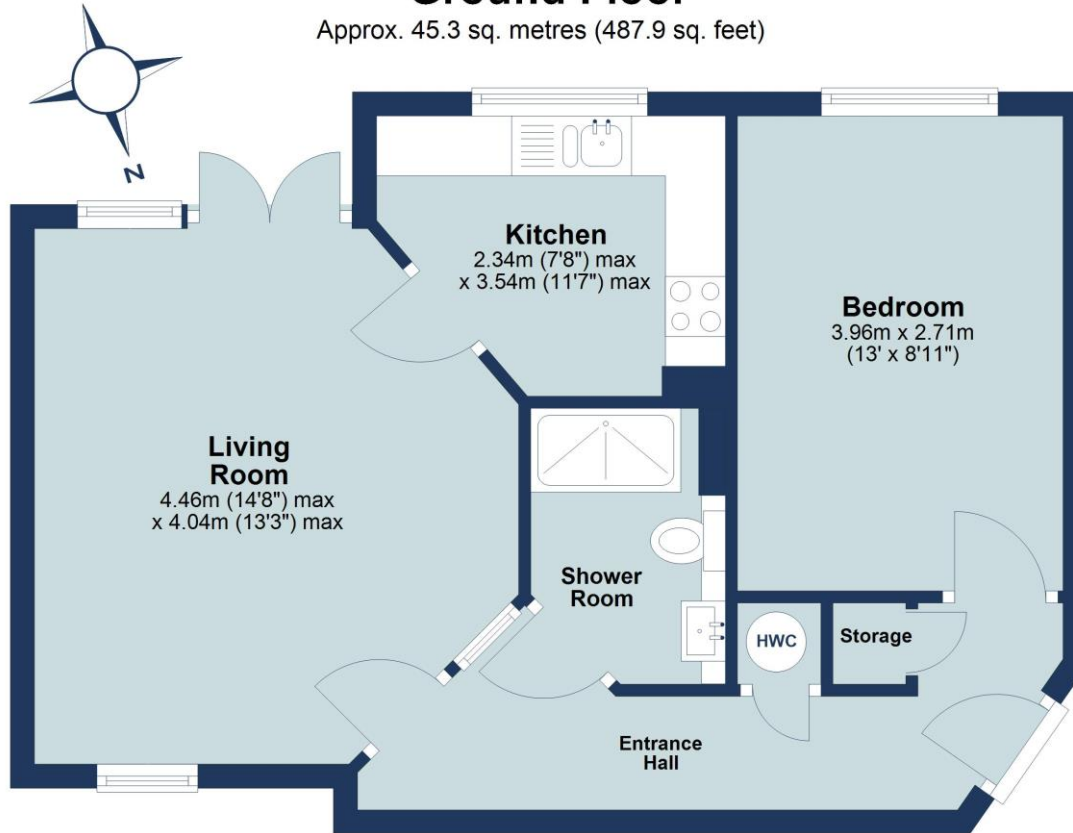
EPC Rating: D





Ground Floor

Approx. 45.3 sq. metres (487.9 sq. feet)



Total area: approx. 45.3 sq. metres (487.9 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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