



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

Bridgepoint Court, Bricket Wood, AL2 3FB
Asking Price £235,000

We are delighted to offer for sale this modern, one bedroom first-floor apartment available with no onward chain.

The property boasts bedroom, lounge, kitchen, bathroom, private balcony and private underground parking space. The building also benefits from secure intercom entry, lift access as well as a private and secure underground parking space.

The kitchen also benefits from having new appliances installed with a 2-year guarantee: Fridge/freezer, washing machine and dishwasher.

The apartment and location is ideal for investors or first-time buyers and is ideally located with superb transport links with access to the M1, M25 and North Orbital Road making travel to London and surrounding areas easier. Early viewings are highly recommended.

Tenure: Leasehold

Term of Lease: 125 Years From January 2007

Service Charge: £2,536 PA For 2025

Ground Rent: £250 PA For 2025

Council Tax Band: C

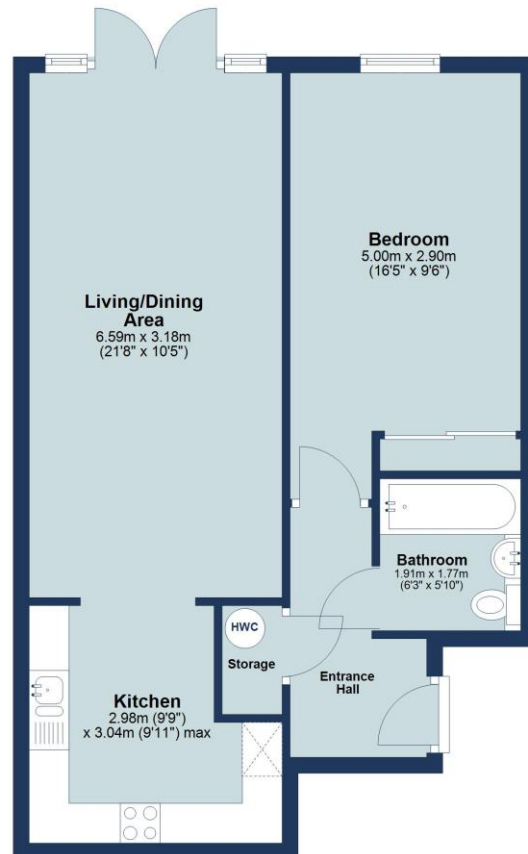
EPC Rating: B





First Floor

Approx. 54.6 sq. metres (587.9 sq. feet)



Total area: approx. 54.6 sq. metres (587.9 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Plan produced using PlanUp.

IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans, and measurements, these are not guaranteed, and they do not form part of any contract or tenancy. We have not tested any of the services, equipment, or fittings. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase or tenancy and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase or tenancy. You may download, store, and use the material for your personal use. You may not republish the material in any format without the consent of Bradford & Howley.

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f @bradfordandhowley
@ @bradfordandhowley
in @bradford-howley
@ @bradfordhowley4660

01727 898150
stalbans@bradfordandhowley.com
8 Chequer Street, St Albans, Herts, AL1 3XZ

bradfordandhowley.com