



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

Syon Court, Park View Close, AL1 5TP
Asking Price £280,000

Offered for sale with NO UPPER CHAIN AND LONG LEASE.

Set within the highly sought-after Park View Close development, this beautifully presented southwest facing one bedroom ground floor apartment offers the perfect blend of comfort, style, and convenience. Enjoying uninterrupted views over the neighbouring park and offered to the market with no upper chain, this exceptional home also benefits from a long lease, making it an ideal opportunity for first-time buyers, downsizers, or investors alike.

Upon entering the property, you are welcomed into a spacious entrance hall which includes a handy built-in storage cupboard ideal for coats, shoes, and household essentials. From the hallway, a door leads into the separate, well-appointed kitchen, which offers a practical layout with storage and workspace. The property also features a modern three-piece bathroom suite, designed with both style and functionality in mind.

The bedroom is well-proportioned and filled with natural light, creating a calm and restful retreat at the end of the day. The highlight of the home, however, is the generous living and dining area, a bright and airy space that provides ample room for relaxing and entertaining. Doors open directly onto the communal gardens, creating a seamless indoor-outdoor connection and offering lovely views of the surrounding greenery.

The apartment also enjoys the added benefit of allocated parking, ensuring peace of mind for residents and visitors. The communal areas are well maintained and add to the sense of quality and care within the development.

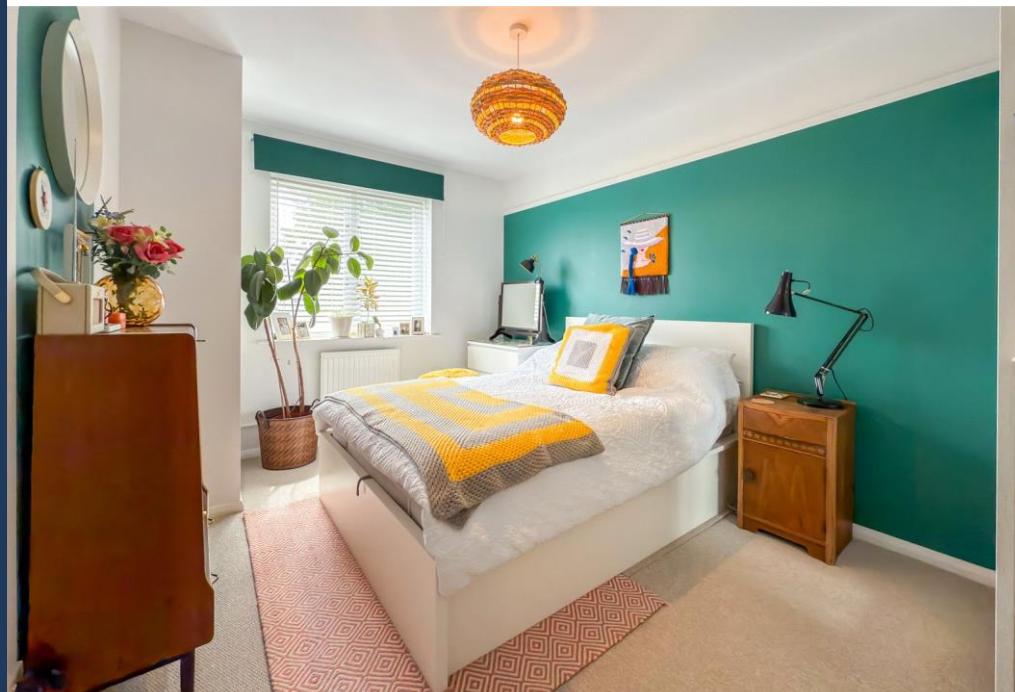
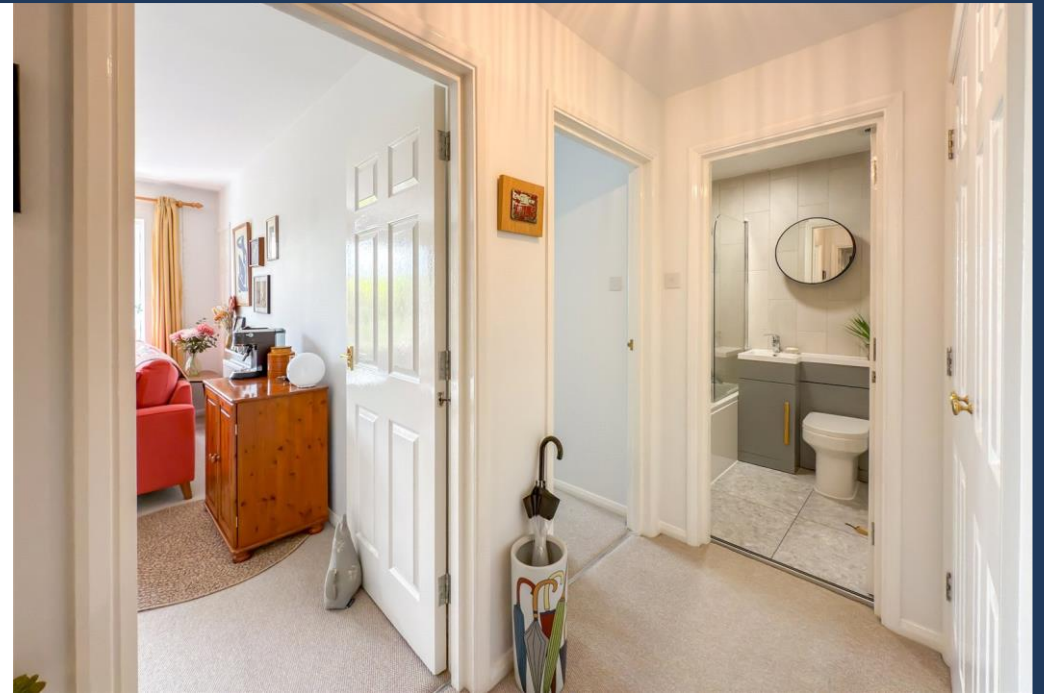
Syon Court is ideally located just 0.6 miles from St Albans City Station, offering excellent transport links into London and beyond perfect for commuters. Nearby Hatfield Road boasts a vibrant selection of restaurants, cafés, and independent shops, while the charming parade of local stores on Cell Barnes Lane enhances the neighbourhood's strong sense of community. St Albans town centre is also within easy reach, offering an extensive range of shopping and leisure facilities.

Whether you're seeking a peaceful home surrounded by green space, easy access to city life, or a stylish and low-maintenance property in a desirable location, this apartment has it all. Early viewing is highly recommended to appreciate all that this exceptional home has to offer.

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









Ground Floor

Approx. 46.1 sq. metres (496.6 sq. feet)



Total area: approx. 46.1 sq. metres (496.6 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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f @bradfordandhowley
@bradfordandhowley
in @bradford-howley
@bradfordhowley4660

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

bradfordandhowley.com