



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

Cedar Court, St. Albans, AL4 0DL
Asking Price £245,000

NO UPPER CHAIN

A beautifully presented one-bedroom ground floor flat situated in the popular Cedar Court development in St Albans. This bright and modern home offers an excellent opportunity for first-time buyers, investors, or those looking to downsize.

The property features an open-plan living room and kitchen, designed to maximise natural light and create a welcoming, contemporary space for relaxing and entertaining. The bedroom benefits from a large window flooding the room with light and includes a built-in wardrobe, providing excellent storage.

Residents enjoy access to a well-maintained communal garden, ideal for outdoor relaxation. Cedar Court is perfectly positioned for easy access to St Albans city centre, local amenities, and mainline transport links into London.

Tenure: Leasehold

Term of Lease: 90 Years From October 2025

Service Charge: £1,152 PA For 2025

Ground Rent: £100 PA For 2025

Council Tax Band: C

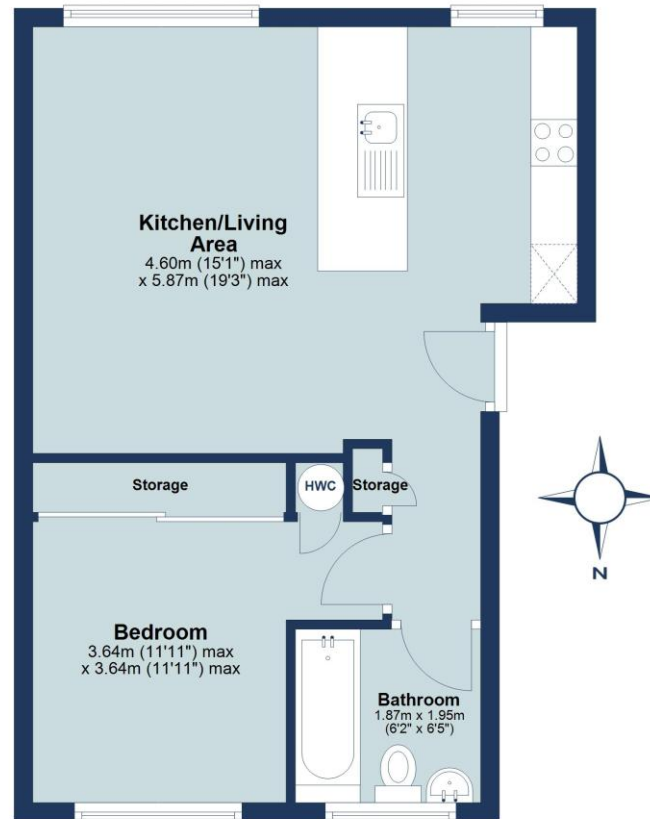
EPC Rating: E





Ground Floor

Approx. 43.5 sq. metres (468.0 sq. feet)



Total area: approx. 43.5 sq. metres (468.0 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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