



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

Benedictine Place, London Road, St. Albans, AL1 1LB
Asking Price £500,000

This beautifully presented two-bedroom ground floor apartment is set within the sought-after Benedictine Place development, located just moments from St Albans' vibrant city centre and mainline station. Offering contemporary living in a prime location, the property is ideal for professionals, downsizers or investors seeking modern comfort and exceptional convenience.

The apartment boasts a spacious living and dining area, which opens onto a sleek, modern kitchen, creating a sociable and stylish open-plan layout. The main bedroom benefits from a private en suite shower room, while a second double bedroom, family bathroom, and a useful utility room add to the thoughtful design. Finished to a superb standard throughout, the property also enjoys direct access to communal gardens, ideal for relaxing outdoors.

Further benefits include underground parking, access to on-site gym and residents' facilities, and the unbeatable advantage of being just a short walk to the city's shops, restaurants, and excellent transport links. A rare opportunity to secure a well-appointed home in a truly central location.

Tenure: Leasehold

Term of Lease: 155 Years From 2002

Service Charge: £3,200pa (Approx)

Ground Rent: £400pa (Approx)

Council Tax Band: E

EPC Rating: C





Ground Floor

Approx. 87.4 sq. metres (940.7 sq. feet)



Total area: approx. 87.4 sq. metres (940.7 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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