



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

2 Aventine Court, 101 Holywell Hill, AL1 1HR  
Asking Price £530,000



Enjoying an enviable position overlooking Verulamium Park and moments from Westminster Lodge, this well-presented two-bedroom apartment offers spacious and light-filled accommodation in one of St Albans' most sought-after locations. Ideal for professionals, downsizers or investors, the property combines a prime setting with a generous internal layout.

The apartment features a large living/dining room, perfect for both relaxing and entertaining, alongside a well-equipped kitchen. The principal bedroom is notably spacious and benefits from its own en suite shower room and walk-in wardrobe, while the second bedroom is served by a modern family bathroom, providing flexibility for guests, sharers or home working.

Perfectly placed to enjoy the city's green open spaces as well as its vibrant shopping, dining and cultural scene, Aventine Court offers easy access to the mainline station for fast connections to London, and is well positioned for local amenities and leisure facilities. With its combination of size, setting and convenience, this is an apartment not to be missed.

**Tenure:** Leasehold

**Term of Lease:** 125 Years From September 2004

**Service Charge:** £2,092 PA For 2025

**Ground Rent:** £200 PA For 2025

**Council Tax Band:** E

**EPC Rating:** B







## Ground Floor

Approx. 101.5 sq. metres (1092.8 sq. feet)



Total area: approx. 101.5 sq. metres (1092.8 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