



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

Hawkshill, Dellfield, AL1 5HU
Asking Price £235,000

Offered to the market with no upper chain and a recent significant lease extension, this one-bedroom apartment provides bright and well-proportioned accommodation within easy reach of St Albans City Station. Representing an excellent opportunity for investors, the property combines convenience with scope for improvement.

The home features a bright living/dining room with good natural light, a separate kitchen, and a three-piece bathroom suite. A double bedroom completes the accommodation, making it a practical space with potential to enhance further, accompanied by ample storage cupboards throughout the home.

Externally, residents benefit from communal gardens and residents' parking. Well located for access to the city centre and transport links, this apartment offers a straightforward route into ownership in St Albans.

Tenure: Leasehold

Term of Lease: 147 Years From October 2025

Service Charge: £1,450 PA For 2025

Ground Rent: £40 PA For 2025

Council Tax Band: C

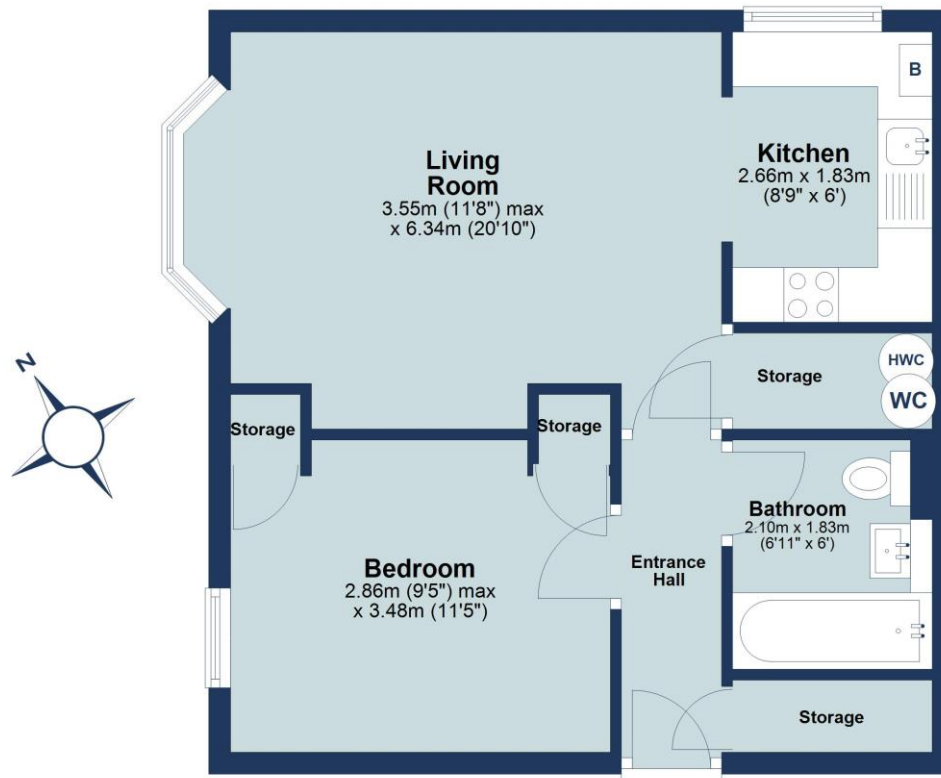
EPC Rating: C





Second Floor

Approx. 42.6 sq. metres (458.9 sq. feet)



Total area: approx. 42.6 sq. metres (458.9 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