



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

Novus House, St. Albans, AL1 4LG
Asking Price £365,000

Set within the modern Novus House development on Hatfield Road, this stylish ground floor apartment offers well-designed living in a convenient city location. Offered with no upper chain, it makes an ideal purchase for first-time buyers, downsizers or investors.

The property features an open-plan kitchen/breakfast, living/dining room with direct access to a private garden boasting both decking and patio space. There are two bedrooms, including a principal with en suite shower room, alongside a further bathroom, with thoughtful storage throughout.

Further benefits include a parking space to the rear, double glazing, and a location close to local amenities and transport links, with St Albans city centre and mainline station within easy reach.

Tenure: Leasehold

Term of Lease: 999 Years From December 2007

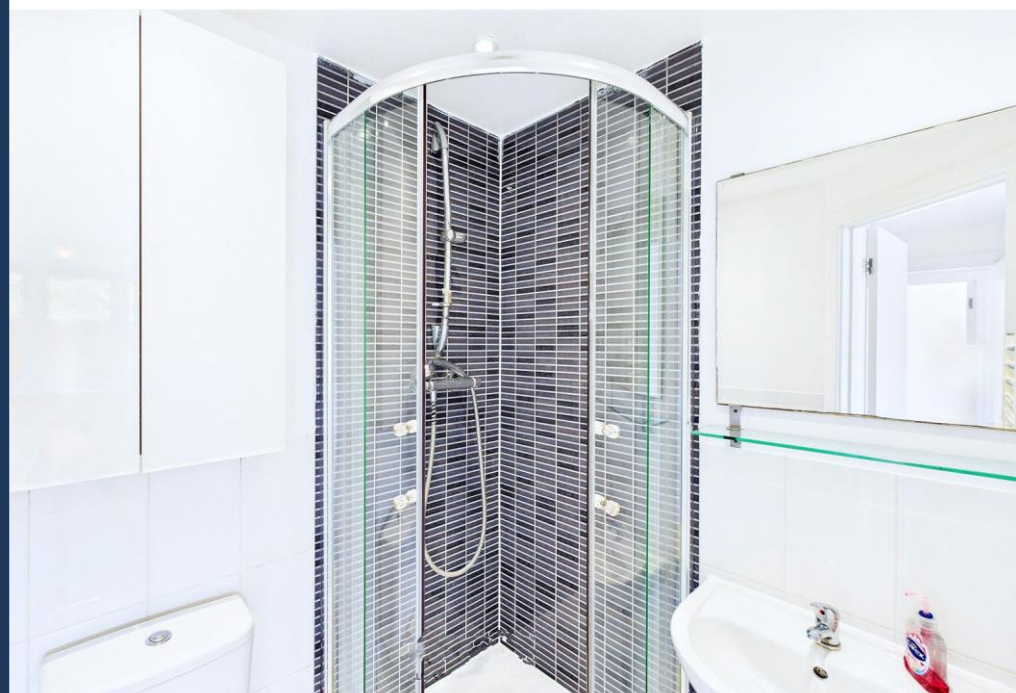
Service Charge: £350 PA For 2025

Ground Rent: £0 PA For 2025

Council Tax Band: D

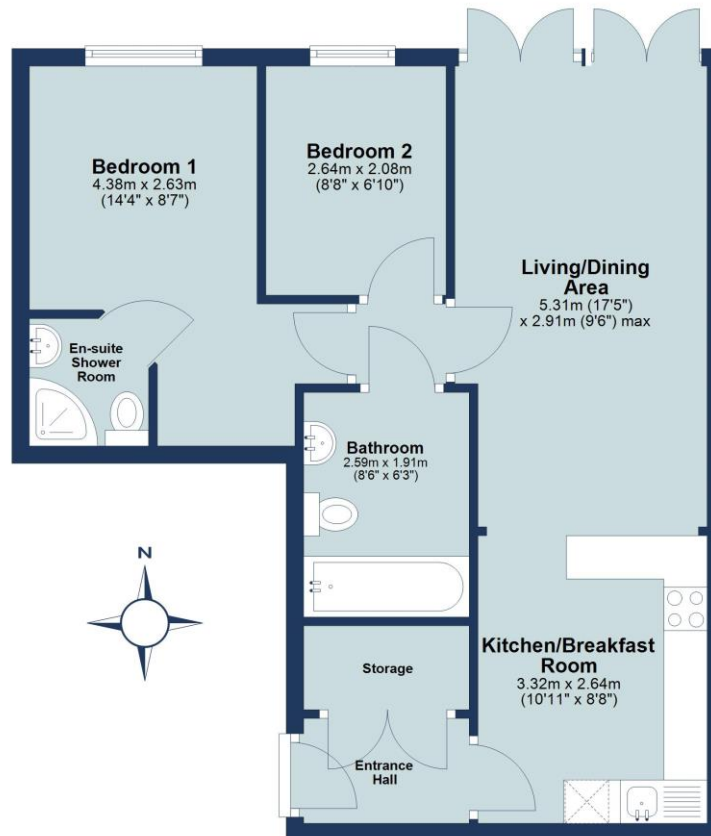
EPC Rating: B





Ground Floor

Approx. 54.4 sq. metres (585.9 sq. feet)



Total area: approx. 54.4 sq. metres (585.9 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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