



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

Grosvenor Road, St. Albans, AL1 3UE
Asking Price £300,000

Set within the striking Ziggurat House development, this stylish one-bedroom apartment offers modern living in the heart of St Albans city centre. With no upper chain, it represents a fantastic opportunity for first-time buyers or as a buy-to-let investment.

The property features a bright open plan living/kitchen area, a well-proportioned double bedroom, and a modern bathroom. A welcoming entrance hall, useful storage cupboard, and a superb finish throughout add further practicality and appeal.

Additional benefits include allocated parking and access to all the shops, cafés, and transport links of the city centre on the doorstep, with the mainline station just a short walk away offering fast connections into London St Pancras.

Tenure: Leasehold

Term of Lease: 125 Years From January 2017

Service Charge: £2,000 PA For 2025

Ground Rent: £300 PA For 2025

Council Tax Band: C

EPC Rating: B





First Floor

Approx. 52.6 sq. metres (566.4 sq. feet)



Total area: approx. 52.6 sq. metres (566.4 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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