



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

**Barcino House, St. Albans, AL1 3FZ**  
**Asking Price £425,000**



Set within a modern and well-presented development, this stylish two-bedroom maisonette offers generous accommodation just a short walk from St Albans city station and city centre.

The property features a spacious living area with a fitted kitchen, two double bedrooms including a principal bedroom with an en suite shower room and access to a private terrace, and a separate bathroom. An entrance hall adds further practicality and flow to the layout.

Additional benefits include allocated parking, a large balcony, and a position that is not overlooked, providing privacy and a peaceful setting. Offered to the market with no upper chain, this home is ideal for first-time buyers or commuters seeking style and convenience in a prime St Albans location.

**Tenure: Leasehold**

**Term of Lease: 999 Years From June 2008**

**Service Charge: £2,000 PA For 2025**

**Ground Rent: £1,000 PA For 2025**

**Council Tax Band: D**

**EPC Rating: C**



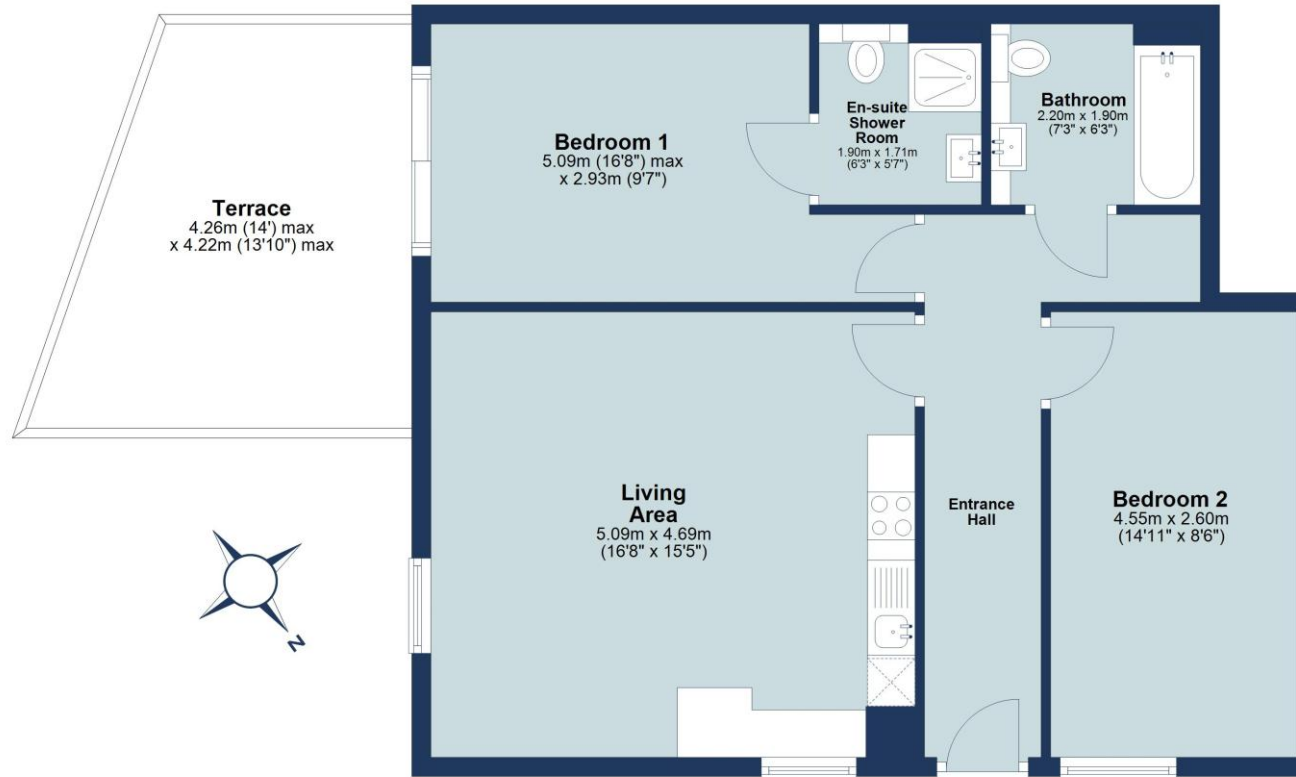






## Ground Floor

Approx. 67.3 sq. metres (724.0 sq. feet)



Total area: approx. 67.3 sq. metres (724.0 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.

Terrace not included in the total floor area.

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