



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

Laguna Court, St. Albans, AL1 3RG
Asking Price £280,000

Ideally located just a short walk from St Albans city centre and mainline station, this first-floor apartment offers bright and practical living, making it an ideal opportunity for first-time buyers or investors.

The property forms part of a converted house and features a comfortable living room, a compact kitchen, a bedroom, and a bathroom. Additional benefits include allocated parking and no upper chain, ensuring convenience for buyers seeking a straightforward purchase.

Perfectly positioned for access to local shops, restaurants, cafés, and excellent transport links, Laguna Court offers an attractive and low-maintenance home in a desirable central location.

Tenure: Leasehold

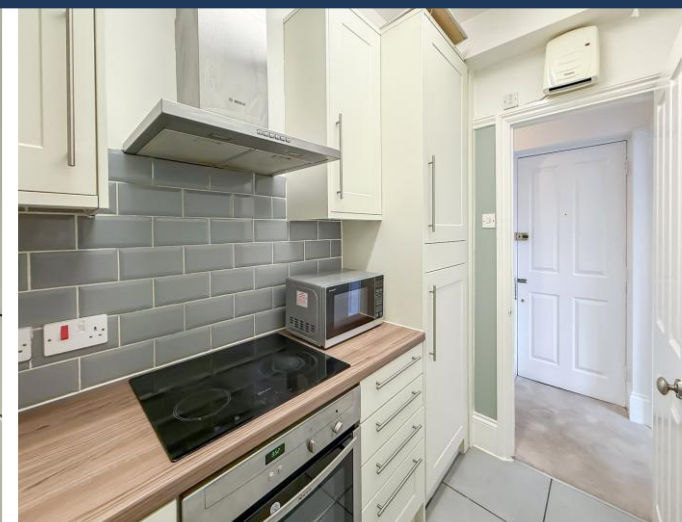
Term of Lease: 125 Years From 1996

Service Charge: £1,170 PA For 2025

Ground Rent: £90 PA For 2025

Council Tax Band: C

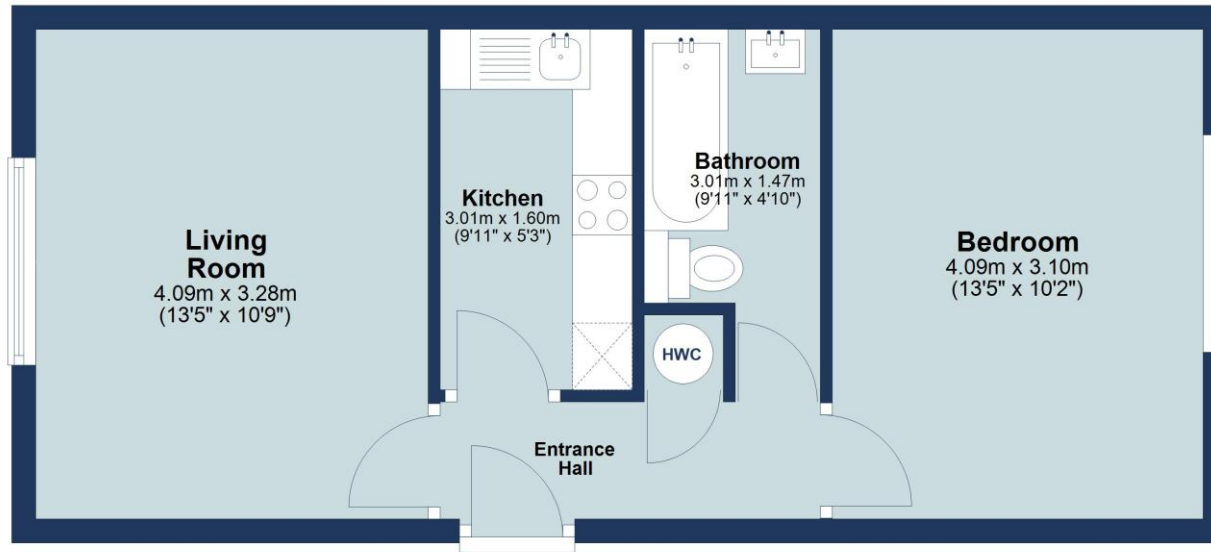
EPC Rating: D





First Floor

Approx. 39.8 sq. metres (428.9 sq. feet)



Total area: approx. 39.8 sq. metres (428.9 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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