



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

Barcino House, St. Albans, AL1 3FZ
Asking Price £295,000

Situated within a modern development, this stylish first-floor apartment offers contemporary living just a short walk from St Albans mainline station and the city centre, making it an ideal choice for first-time buyers or commuters.

The property features an open-plan living and kitchen area with space to dine and entertain, a comfortable bedroom, and a modern bathroom. A private balcony provides a pleasant outdoor retreat.

Further benefits include a long lease, allocated underground parking, and a convenient position close to shops, restaurants, and transport links into London St Pancras.

Tenure: Leasehold

Term of Lease: 999 Years From June 2008

Service Charge: £1,800 PA For 2025

Ground Rent: £360 PA For 2025

Council Tax Band: C

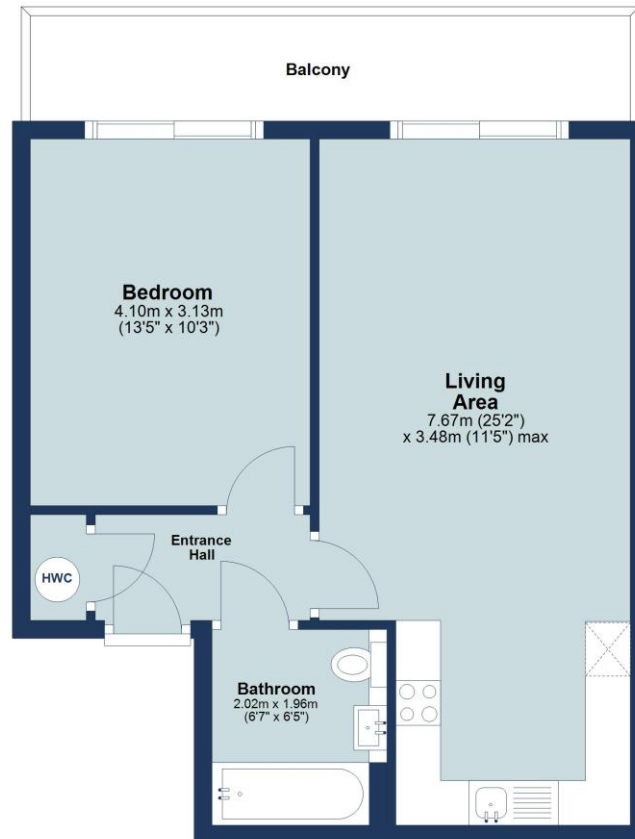
EPC Rating: C





First Floor

Approx. 46.8 sq. metres (503.7 sq. feet)



Total area: approx. 46.8 sq. metres (503.7 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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