



Alma Road
St. Albans
AL1 3AR

 1 Bedroom

 1 Bathroom

 1 Reception Room

 On-Street Parking

 Private Rear Garden

 EPC Band C

Council Tax
Band: C £1,915.66 (2024/2025)
Local Authority: St Albans City &
District Council
Tenure: Leasehold, 250 years from 27
April 2018
Ground Rent: £250 per annum
Service Charge: £2,100 per annum

Guide Price
£400,000 Leasehold

 **ashtons**
for life's great moves



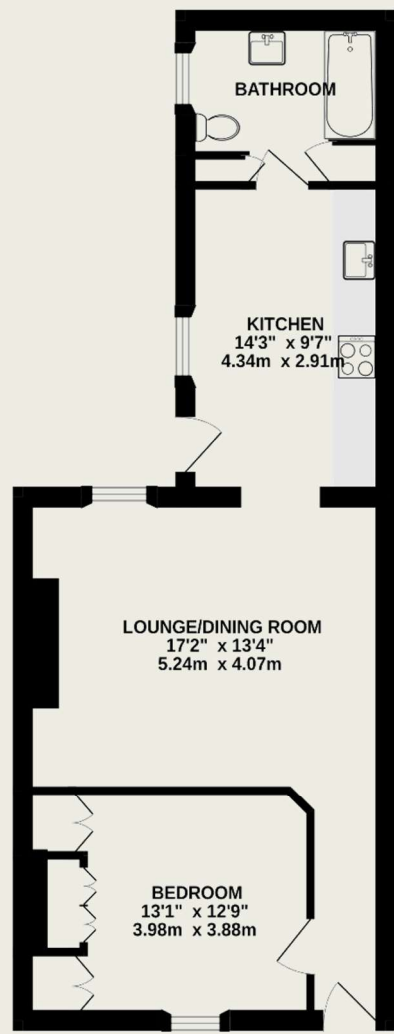
Situated in the heart of St. Albans, this chain-free, meticulously renovated apartment offers contemporary living with the added benefit of a private garden. Spanning close to 650 sq.ft, the property is ideally located just a short walk from the mainline station and the city centre, making it perfect for commuters and city living.

Description

Accessed via its own private entrance, this beautifully refurbished apartment is offered to the market chain-free. The accommodation has been thoughtfully designed to combine modern style with practical living. The spacious bedroom is elegantly decorated in neutral tones and features fitted wardrobes, providing ample storage. The bright and airy lounge offers generous space for both relaxing and entertaining, while the stylish, fully-fitted kitchen boasts an array of storage options and integrated appliances. The sense of luxury extends to the stunning bathroom, which is finished with marble tiling, and a stylish shower over bath. Externally, the property further benefits from its own private outdoor garden, with a decking area, artificial turf and shed, the ideal space for summer BBQ's.

Location

Alma Road is situated a few minutes' walk from the mainline railway station and within one of the city's interesting Conservation Area settings. The immediate surroundings are tranquil, yet the city centre with its many restaurants and coffee shops can be reached on foot in less than a few minutes.



TOTAL FLOOR AREA : 640 sq.ft. (59.5 sq.m.) approx.

This floor plan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such

Important Information

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property.

We offer a wide range of services through third-party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligation to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2021 equated to £48.36 per referral.



01727 819666

salessa@ashtons.co.uk

ashtons.co.uk

10 London Road, St. Albans, AL1 1NG
Offices: Harpenden • St Albans • Welwyn Garden City • Berkhamsted • Hitchin • Redbourn