



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

Mistral Court, Bakers Close, AL1 5FH  
Asking Price £275,000



A bright and airy one bedroom FIRST FLOOR apartment forming part of a conveniently located purpose-built development. This property enjoys a LONG LEASE and would make an ideal investment or first-time purchase.

The accommodation comprises an entrance hall with two large storage cupboards, double bedroom with built in wardrobes, a three-piece bathroom suite, living room and a separate kitchen.

Surrounding the development are well tended communal gardens, residents PARKING and visitors parking.

Mistral Court is located on Camp Road within walking distance of the mainline station with a variety of shops close by on Hatfield Road and the city centre is also easily accessible.

**Tenure: Leasehold**

**Term of Lease: 125 Years From March 2006**

**Service Charge: £1,574 For 2024**

**Ground Rent: £280 For 2024**

**Council Tax Band: C**

**EPC Rating: C**







## First Floor

Approx. 48.8 sq. metres (524.8 sq. feet)



Total area: approx. 48.8 sq. metres (524.8 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.  
Plan produced using PlanUp.

IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans, and measurements, these are not guaranteed, and they do not form part of any contract or tenancy. We have not tested any of the services, equipment, or fittings. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase or tenancy and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase or tenancy. You may download, store, and use the material for your personal use. You may not republish the material in any format without the consent of Bradford & Howley.

Looking to Sell or Let  
your current home?



Scan me to request your FREE  
Instant Online Valuation!

**Fresh**  
FINANCIAL



Sign up for FREE mortgage monitoring today,  
giving you peace of mind you are on the right  
deal, every month.

We will compare your mortgage against  
thousands of deals and send you a monthly  
report.

Please note that mortgage monitoring does not  
constitute mortgage advice.

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

**f** @bradfordandhowley  
**@**bradfordandhowley  
**in** @bradford-howley  
**@**bradfordhowley4660

**01727 898150**  
**stalbans@bradfordandhowley.com**  
**8 Chequer Street, St Albans, Herts, AL1 3XZ**

bradfordandhowley.com