



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

Brooklands Court, Hatfield Road, AL1 3NS
Guide Price £269,500

A large one double bedroom apartment located moments from St Albans City centre benefitting from recently fitted DOUBLE GLAZING, a new boiler, electric storage heating throughout and has NO UPPER CHAIN.

The property is situated on the GROUND FLOOR of this modern block comprising generous hallway, large double bedroom with storage, family bathroom and an open kitchen/living area.

To the rear of the building is a PRIVATE CAR PARK and the apartment is sold with allocated parking.

Brooklands Court is located on Hatfield Road moments from St Albans City centre with its wide range of shops, bars, restaurants, and leisure facilities. St Albans City Station is only a short walk away and offers commuters a fast train service into London St Pancras station and beyond.

Tenure: Leasehold

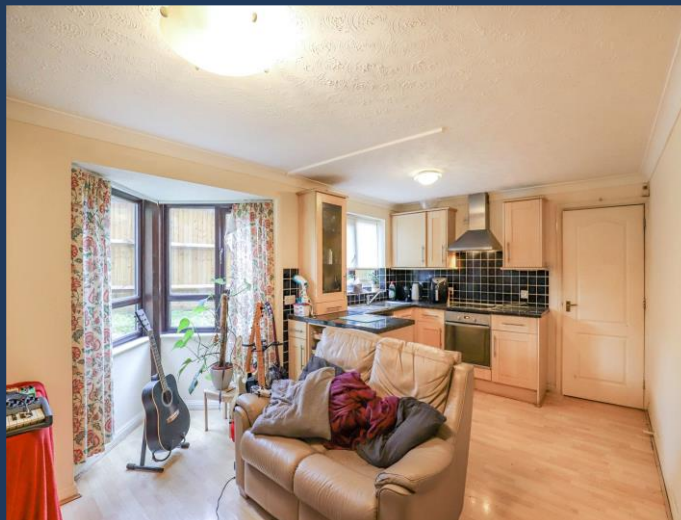
Term of Lease: 125 Years From January 1988

Service Charge: £1,600 PA For 2024

Ground Rent: £125 PA For 2024

Council Tax Band: D

EPC Rating: D





Ground Floor

Approx. 43.7 sq. metres (470.4 sq. feet)



Total area: approx. 43.7 sq. metres (470.4 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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