



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

Old Mile House Court, St Albans, AL1 1AR  
Asking Price £400,000



## NO UPPER CHAIN

A stunning two bedroom first floor luxury apartment in a block of seven flats forming part of an attractive purpose built residential development just off London Road.

The property enjoys a contemporary finish throughout with a triple aspect open plan kitchen and living space. The master bedroom enjoys an en-suite shower room and externally the property benefits from allocated parking and well-tended communal gardens.

Old Mile House Court is a small exclusive development of just two blocks, ideally located approximately one mile from St Albans city centre and within walking distance of the mainline station with regular trains into London St Pancras.

**Tenure: Leasehold**

**Term of Lease: 125 Years From Jan 2008**

**Service Charge: £1,875 For 2024**

**Ground Rent: £350 For 2024**

**Council Tax Band: D**

**EPC Rating: C**









## First Floor

Approx. 60.6 sq. metres (652.3 sq. feet)



Total area: approx. 60.6 sq. metres (652.3 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