



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

Lichfield Place, Lemsford Road, AL1 3UG
Asking Price £425,000

NO UPPER CHAIN - SHARE OF FREEHOLD

Positioned on the ground floor of this purpose built residential development is this spacious two double bedroom apartment which enjoys direct access onto communal gardens.

The property enjoys a welcoming entrance hall which leads through to a dual aspect living room with double doors onto the gardens. Both bedrooms are well proportioned with the master bedroom enjoying an en-suite shower room.

There is also an additional main bathroom, and the kitchen is well designed and is separate from the living space enjoying a window to the side for natural light.

Lichfield Place is surrounded by well-tended communal gardens, there is allocated parking and additional visitors' spaces to the rear.

If you are a busy London commuter, this home is ideal as its a short walk to the mainline station with its fast trains into central London. The city centre is also easily accessible, and the wonderful green spaces of Clarence Park are nearby.

Tenure: Share of Freehold

Term of Lease: 125 Years From January 1990

Service Charge: £2,200 For 2024

Ground Rent: £0 For 2024

Council Tax Band: E

EPC Rating: C





Ground Floor

Approx. 73.1 sq. metres (786.4 sq. feet)



Total area: approx. 73.1 sq. metres (786.4 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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