



Saxon House, Upper Marlborough Road, St. Albans, AL1 3UR

welcome to

Saxon House, Upper Marlborough Road, St. Albans

Situated within the sought-after Saxon House development, this beautifully presented one-bedroom ground floor apartment offers modern, low-maintenance living just moments from St Albans city centre and excellent transport links.





Upper Marlborough Road, St. Albans, AL1

Approximate Area = 566 sq ft / 52.5 sq m

For identification only - Not to scale

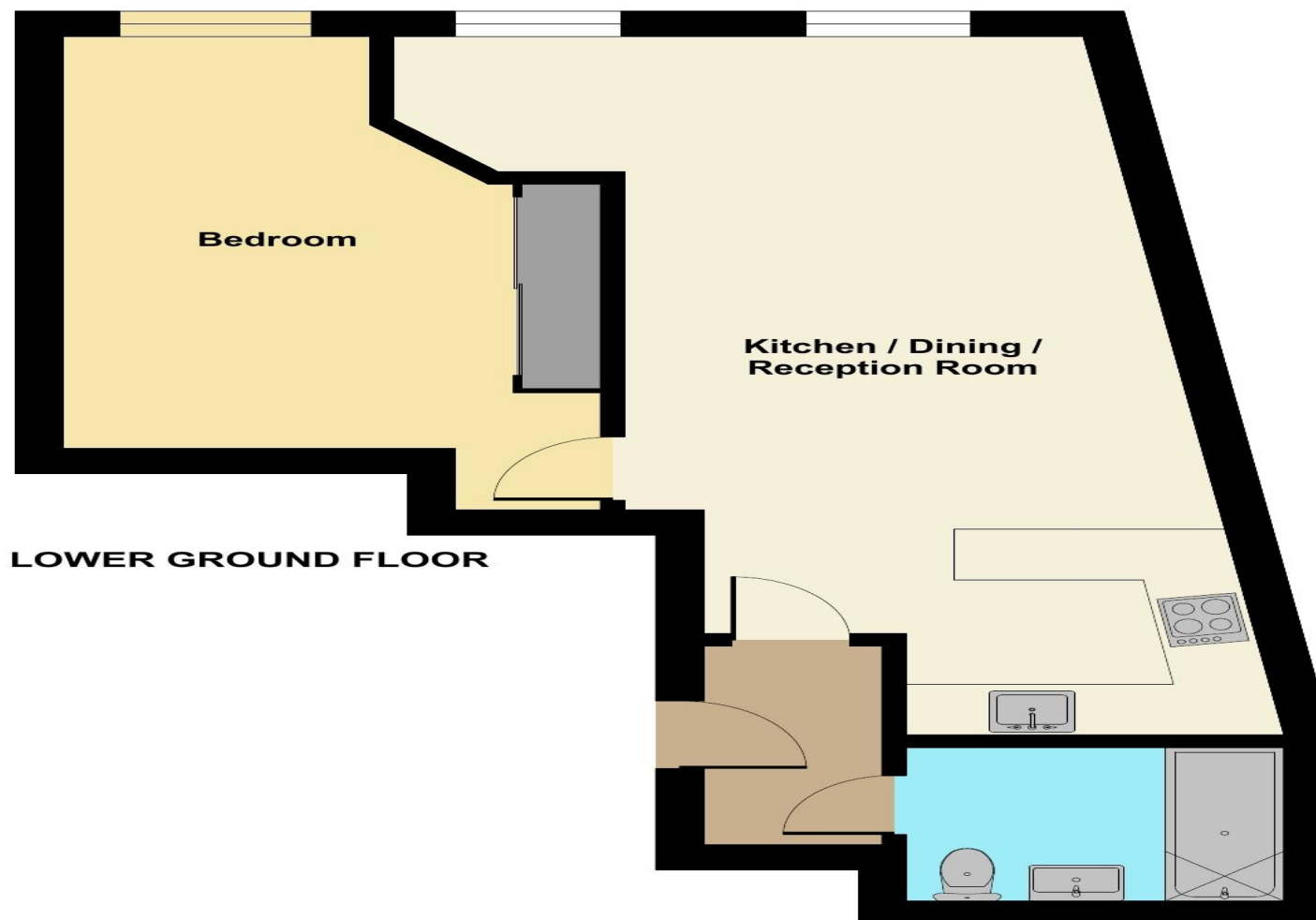
Kitchen/Dining/Reception Room

27' 9" max x 14' 4" max (8.46m max x 4.37m max)

Bedroom

16' 1" max x 11' 2" max (4.90m max x 3.40m max)

Bathroom



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2025. Produced for William H Brown. REF: 1376416

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- Ground Floor Apartment
- One Bedroom
- Allocated Parking
- 0.2 Miles from City Centre
- 0.4 Miles from St Albans City Train Station

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of



Please note the marker reflects the
postcode not the actual property

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Property Ref:
ALB106018 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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william h brown



01727 834838



StAlbans@williamhbrown.co.uk



6 Chequer Street, ST. ALBANS, Hertfordshire,
AL1 3XZ



williamhbrown.co.uk