

**Oak Court
Porters Wood,
St. Albans, AL3**

 **2 Bedrooms**

 **1 Bath/Shower Room**

 **1 Reception Room**

 **Allocated**

 **Communal Grounds**

 **EPC Band C**

Council Tax
Band: C – £2,006.35 (2025/2026)
Lease 125 years from 2017
Ground Rent £200pa
Service Charge £1,800 pa

Guide Price
£315,000 Leasehold

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A stunning two-bedroom top-floor apartment in a recently converted development north of the City Centre, offering bright and spacious accommodation exceeding 800 square feet. This exceptional property benefits from its own private entrance and two allocated parking spaces. Conveniently located close to local amenities, it is just a mile and a half from the City Centre and mainline station, with easy access to open countryside.

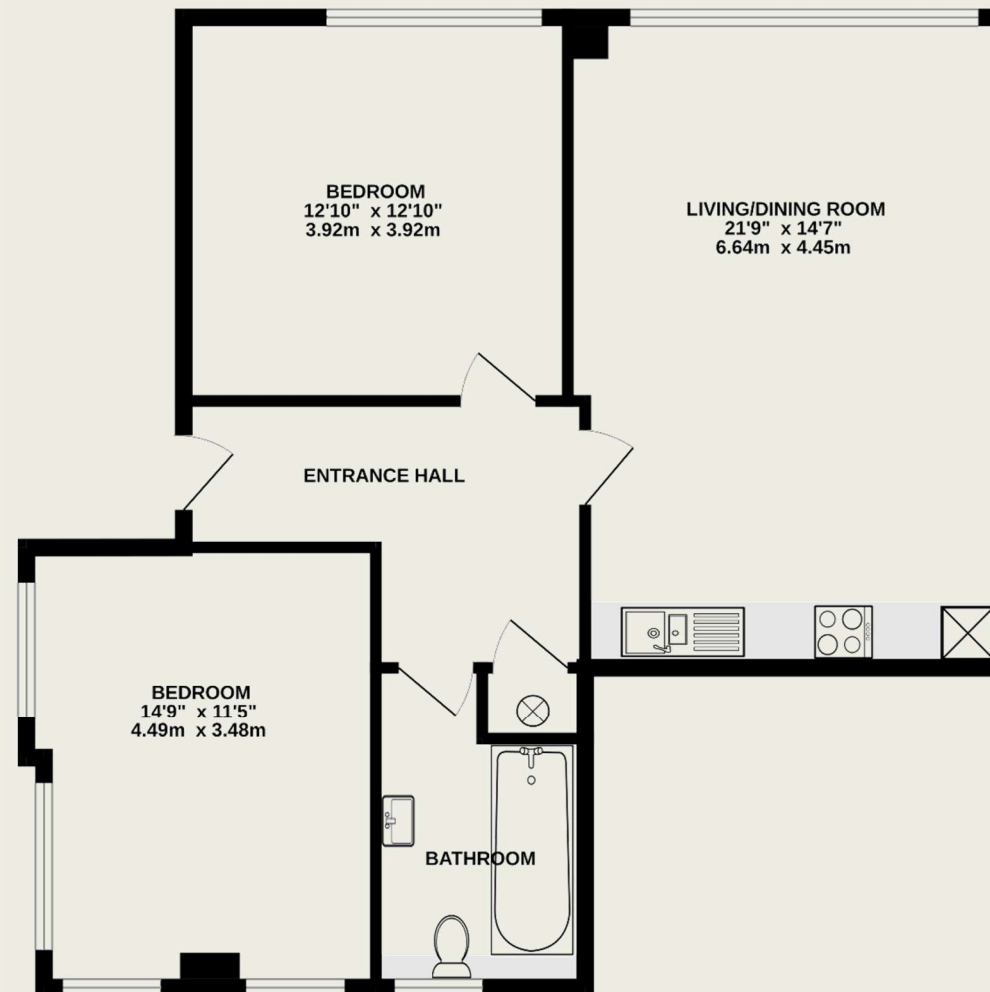
Description

This beautifully presented two-bedroom top-floor apartment offers contemporary living in a recently converted development. Accessed via a storm porch with an entry phone system, a private stairway with double-glazed side windows leads to an oak front door, opening into a stylish hallway with wood-effect flooring. The bright and spacious living room features Karndean flooring and large double-glazed windows to the rear, seamlessly flowing into a modern kitchen. The kitchen is fitted with sleek high-gloss units, Quartz stone work surfaces, and integrated Bosch appliances, including an oven, induction hob, fridge freezer, dishwasher, and washing machine, all complemented by under-unit lighting.

Both bedrooms are well-proportioned, with TV and power points, while the contemporary bathroom is fully tiled and includes a bath with a thermostatic shower, a glazed screen, a low-level WC, and a pedestal wash basin. Additional benefits include two allocated parking spaces, a 125-year lease (with 117 years remaining), and a convenient location close to local amenities, with easy access to the city centre and mainline station.

Location

The property is located to the North of St Albans and provides excellent access to the local amenities whilst the vibrant city centre and the mainline train station are also close by.



TOTAL FLOOR AREA : 819 sq.ft. (76.1 sq.m.) approx.

This floorplan is for illustration purposes only. The measurements and position of each image are approximate and must be viewed as such.

Important Information

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