


**Saxon House**  
Upper Marlborough Road  
St Albans  
AL1 3UR

 2 Bedrooms

 2 Bath/Shower Rooms

 1 Reception Room

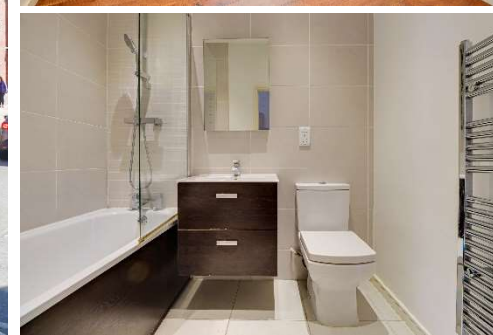
 Allocated Underground  
Parking

 EPC Band E

**Council Tax**  
Band: D £2,257.13 (2025/2026)  
**Local Authority:**  
St Albans City & District Council  
**Tenure:** Leasehold, 125 years from 29  
September 2014  
**Service/Maintenance Charge:** £1,829  
per annum  
Please note that the lease includes a  
doubling Ground Rent clause. The  
Ground Rent is currently £395 pa,  
increasing to £790 pa in September  
2039 and then to £1,185 pa in  
September 2064.

**Guide Price**  
£350,000 Leasehold

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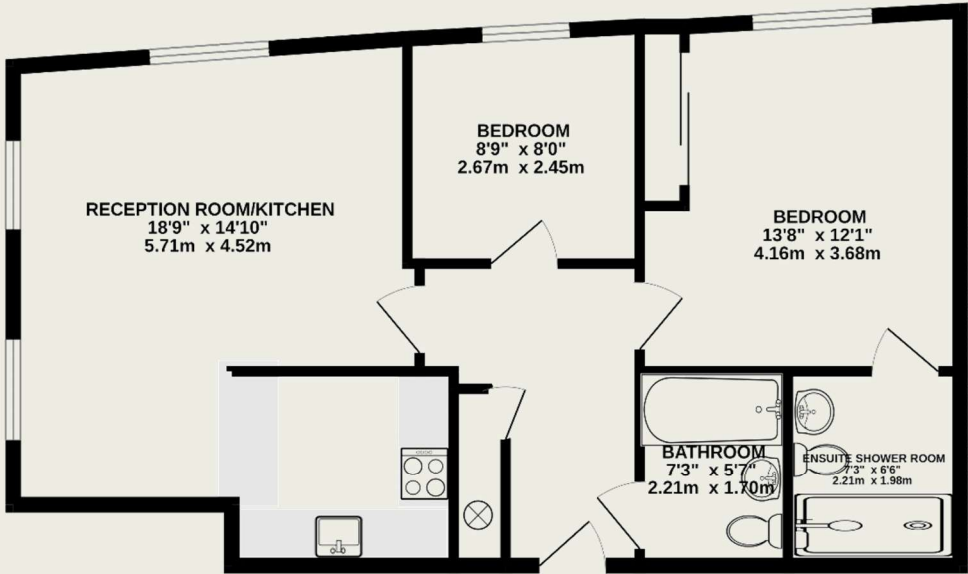
Offered to the market chain-free, this elegant two-bedroom, two-bathroom apartment forms part of a period conversion in the City centre of St Albans, just a few minutes walk from the mainline station.

Description

Accessed via a secure communal entrance with a video entry system, the apartment opens into a welcoming hallway leading to a spacious reception room seamlessly integrated with a bespoke fitted kitchen and dining area, perfect for both relaxing and entertaining. The primary bedroom features built-in wardrobes and benefits from a stylish en-suite shower room, while a well-proportioned second bedroom and a contemporary main bathroom complete the accommodation. Externally, the property boasts an allocated underground parking space within a secure car park. Situated within walking distance of St Albans City centre, this apartment offers the perfect blend of convenience and comfort for modern living.

Location

This apartment is located within walking distance of St Albans train station which offers excellent rail links into St Pancras. St Albans also offers fantastic road links to both the M1 & M25 motorways. Both Luton and Heathrow airports are easy to drive to from this city centre location. The City of St Albans provides an excellent choice of boutique shops & restaurants, a twice weekly market and a great choice of outdoor spaces including the award-winning Verulamium Park.



TOTAL FLOOR AREA : 697 sq.ft. (64.8 sq.m.) approx.

This floor plan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such

Important Information

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property.

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