



**Benedictine Place
Marlborough Road
St Albans
AL1 3WA**

 **2 Bedrooms**

 **2 Bath/Shower Rooms**

 **1 Reception Room**

 **Allocated Parking**

 **Communal Gardens**

 **EPC Band C**

Council Tax
Band: C £2,006.35 (2025/2026)
Local Authority: St Albans City &
District Council
Tenure: Leasehold, 155 years from 1st
December 2002
Service Charge: £3,688.38 per annum
Ground Rent: £422 per annum

Guide Price
£450,000 Leasehold

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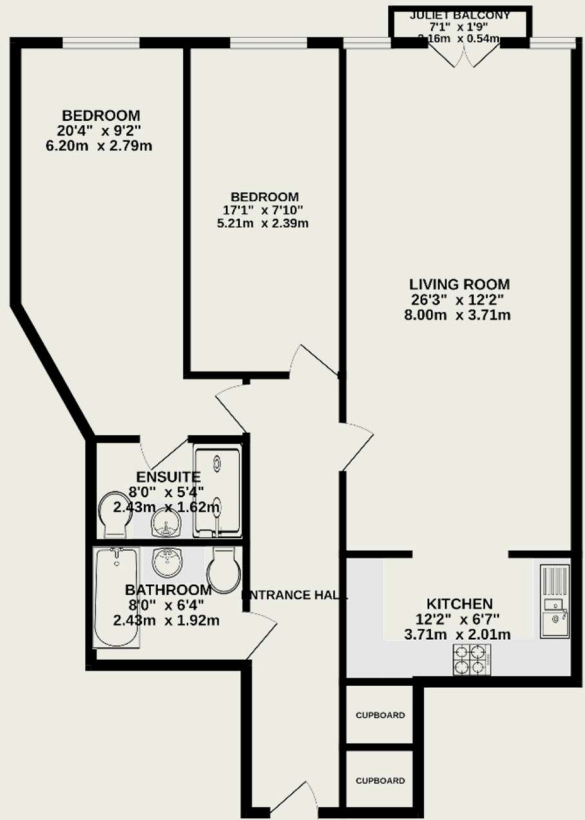
An extremely spacious and beautifully presented contemporary apartment with two double bedrooms set in an attractive purpose-built development in the centre of St Albans, close to the mainline station.

Description

The apartment features two generously proportioned double bedrooms, including a principal suite complete with a private en-suite bathroom. A second contemporary bathroom, elegantly finished with high-quality fittings, serves guests and residents alike. The open-plan living and dining area is a highlight of the home, designed to accommodate both everyday comfort and stylish entertaining. Large windows invite an abundance of natural light, while a Juliette balcony adds a touch of charm and a subtle connection to the outdoors. The adjoining kitchen is both functional and sleek, fitted with modern appliances and ample cabinetry. Further enhancing the appeal, the property includes an allocated underground parking space, access to a residents-only fitness suite, and well-maintained communal gardens – all within a short distance of the vibrant city centre and excellent transport links.

Location

Benedictine Place is an exclusive and luxurious development ideally positioned at the upper end of London Road, just a short stroll from St Albans city centre and the mainline station.



TOTAL FLOOR AREA : 975 sq.ft. (90.6 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

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