
 4 Bedrooms

 1 Bathroom + WC

 1 Reception Room

 Underground Parking
Available Separately

 South-West Facing
Communal Patio

 EPC Band D

Council Tax

Band D
- £2,257.13 (2025/2026)

Local Authority
St Albans City & District
Council

Tenure: Leasehold, 189 years
from 1st January 1975
Service Charge: £2,521.95 per
annum

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Heritage Close, High Street, St. Albans, AL3 4EB
Guide Price £575,000 Leasehold

Heritage Close, High Street, St. Albans, AL3 4EB

A newly refurbished four bedroom duplex maisonette positioned in the very heart of St Albans within a gated development. Along with a communal patio and balcony off the principal bedroom, the property also enjoys fabulous views of the Abbey and is offered to the market with no onward chain.

Description

Recently modernised throughout, the property features a contemporary kitchen, newly fitted bathroom, and fresh carpets in every room - offering a stylish, move-in-ready home in an enviable location. Accessed via a gated staircase, the property opens onto a well-maintained communal terrace with seating areas and beautifully landscaped planting - an ideal space for residents to unwind while enjoying stunning views of the Abbey. Inside, the ground floor comprises a welcoming entrance hall with storage, a sleek new kitchen, and a spacious open-plan living/dining room. Floor-to-ceiling windows and French doors at the rear flood the space with natural light and lead out to a communal south-west facing patio. For added comfort in warmer months, an electric awning provides optional shade. Upstairs on the first floor, the principal bedroom boasts fitted wardrobes and French doors to a private balcony with direct views of the Abbey - perfect for morning coffee or evening relaxation. Two further single bedrooms, a stylish family bathroom, and a separate WC complete this floor. A staircase leads to the top floor, where a large double bedroom enjoys natural light through a Velux window and benefits from ample eaves storage - ideal for guests, a home office, or a peaceful retreat.

With its generous outdoor space, private setting, and beautifully updated interiors, this property is ideal for professionals seeking city-centre living or downsizers looking for comfort and convenience within a secure gated environment.

An allocated parking space is available within the development's gated car park for an additional £2,160 per year and residents permit parking is also available via St Albans District Council.

Location

Heritage Close is a gated development situated in the heart of St Albans City centre adjacent to the Abbey.



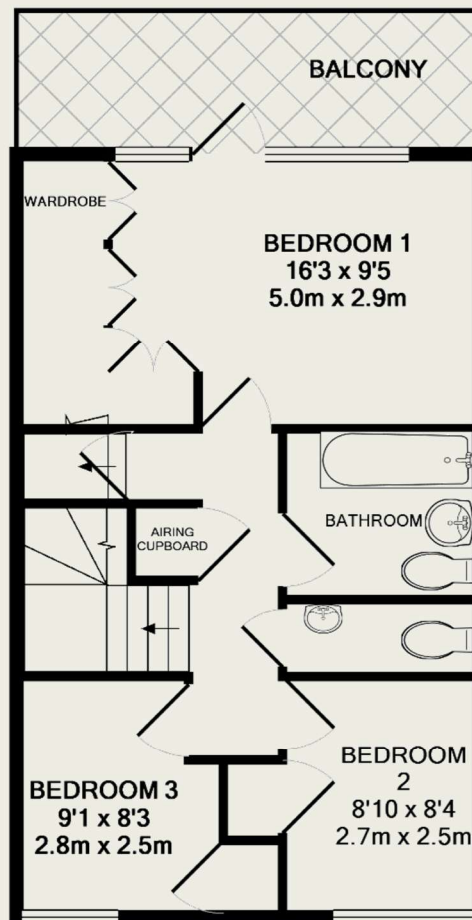


Important Information

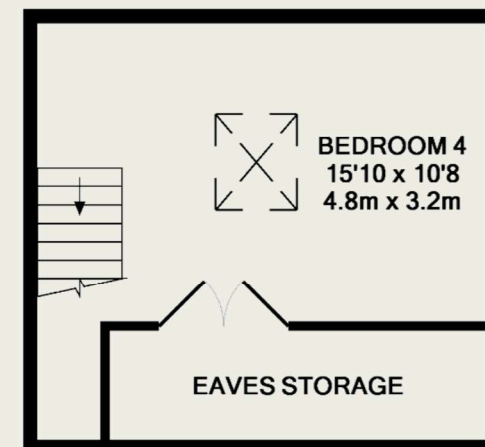
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GROUND FLOOR
APPROX. FLOOR
AREA 404 SQ.FT.
(37.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 416 SQ.FT.
(38.6 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 234 SQ.FT.
(21.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1054 SQ.FT. (97.9 SQ.M.)