



2 Bedrooms



2 Bath/Shower Rooms



1 Reception Room



One Allocated Parking
Space + 3 Visitor Spaces



Landscaped Communal
Gardens + Swimming Pool



EPC Band TBC

Council Tax

Band: F £3,260.30 (2025/2026)

Local Authority

St Albans City & District
Council

Tenure: Share of Freehold.

Lease Information: 125 years
from 24th June 1991

Service Charge: £300 pcm

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Cunningham Hill Road, St Albans, AL1 5BX
Guide Price £500,000 Share of Freehold

Cunningham Hill Road, St Albans, AL1 5BX

Set within a prestigious Edwardian residence, this spacious first-floor apartment offers refined living in one of St Albans' most desirable residential locations. Forming part of a beautifully maintained development, the property benefits from a share of the Freehold and exclusive access to a communal heated indoor swimming pool, which opens directly onto the extensive and beautifully landscaped communal gardens.

- Beautifully Presented First Floor Apartment
- Share of Freehold
- Communal Heated Indoor Swimming pool
- Extensive Landscaped Communal Gardens
- Allocated Parking for One Vehicle + 3 Visitor Spaces
- Two Bedrooms + Two Bathrooms

Description

A welcoming hallway leads through to a bright and spacious living and dining room with dual-aspect windows, creating an airy and light-filled environment. The separate kitchen is fitted with a modern range of units and integrated appliances, providing both style and practicality. The principal bedroom, also enjoying a dual aspect, has been recently enhanced with a newly installed en-suite shower room, offering a contemporary finish and excellent convenience. A second double bedroom is served by a sleek, fully fitted main bathroom, making this home ideal for couples, professionals, or those seeking flexible guest or office space. Additional features include a secure entry phone system, gas central heating, carpeted communal areas, and allocated parking for one vehicle plus three visitor spaces. This is a rare opportunity to acquire a beautifully maintained apartment that blends classic period elegance with contemporary living, all in a prime St Albans location. Set in the desirable Cunningham Place, the property is located less than a mile from St Albans City Station and is within easy reach of Verulam Golf Club, Cunningham and Samuel Ryder Schools, and the historic city centre with its vibrant mix of shops, restaurants, and cultural attractions.

Location

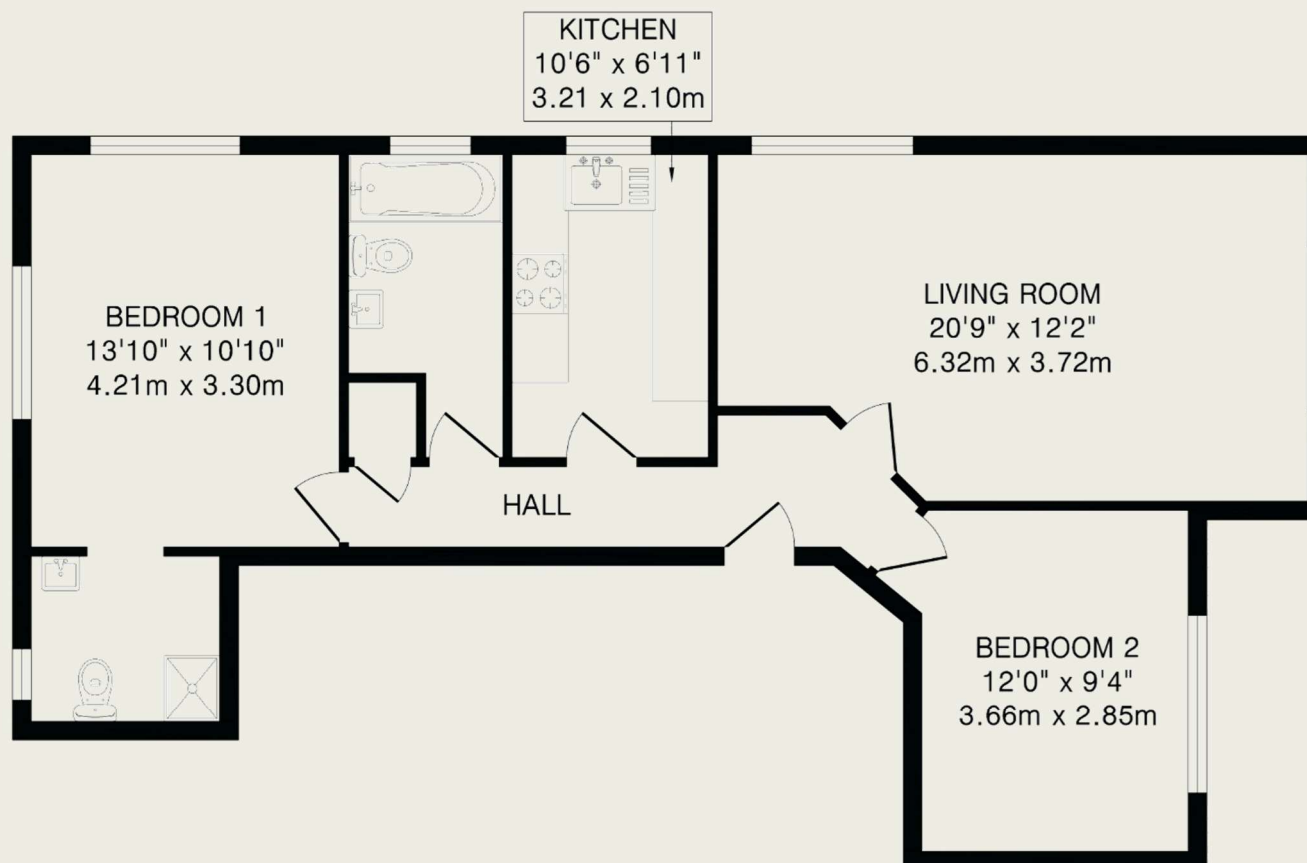
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Important Information

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. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2021 equated to £48.36 per referral.



TOTAL FLOOR AREA: 757 sq.ft.(70.3 sq.m)approx.

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