



27B Alma Road, St. Albans, AL1 3AR

Guide price £390,000 Leasehold



Paul Barker  
ESTATE AGENTS

## 27B Alma Road

St. Albans, AL1 3AR

Welcome to this beautifully designed, two-bedroom apartment that combines modern sophistication with timeless character. Finished to a high-specification, this luxurious residence is ideally situated just a short stroll from the City's mainline train station, placing you in the heart of convenience.

From the moment you enter the accommodation, you're greeted by a light-filled open-plan living space, thoughtfully laid out to provide both comfort and functionality. The living and dining area flow seamlessly into a bespoke designed kitchen by Elizabeth Matthews Interiors, complete with white wall and base units, complimented by a quartz stone work top, finished with a marble style splashback and CDA integrated appliances including a fridge/freezer, electric hob, oven, dishwasher and washing machine- perfect for hosting or unwinding in style.

The master bedroom is generously proportioned and features architectural highlights such as a sash style window and a period-style horizontal column radiator, while enhancing a contemporary feel the room is fitted with LED ceiling lighting that can be conveniently controlled from the bedside.

The second bedroom is a versatile space, ideal as a guest room, home office, or creative studio. With ample natural light and a neutral, high-quality finish, it adapts effortlessly to suit your lifestyle.

The luxurious bathroom has been meticulously designed with stylish finishes, including a modern basin, W.C. and a walk-in waterfall shower with a separate sleek handheld attachment.

Alma Road is perfectly positioned in-between the City Centre and mainline train station with a variety of local shops including a bakery and choice of coffee shops, just a moments walk away.





## ACCOMMODATION

**Hallway**

**Living/Dining/Kitchen**

14'6" 14'9" (4.43m 4.51m)

**Master Bedroom**

12'8" x 13'1" (3.87m x 4m)

**Second Bedroom**

13'4" x 6'10" (4.07m x 2.10m)

**Bathroom**

**Cupboard**

## LEASE DETAILS

**Lease remaining - £117 years**

**Service Charge - £1581.25**

**Ground Rent - £250**



## Floor Plan



Total area: approx. 58.6 sq. metres (630.8 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO  
Plan produced using PlanUp.□

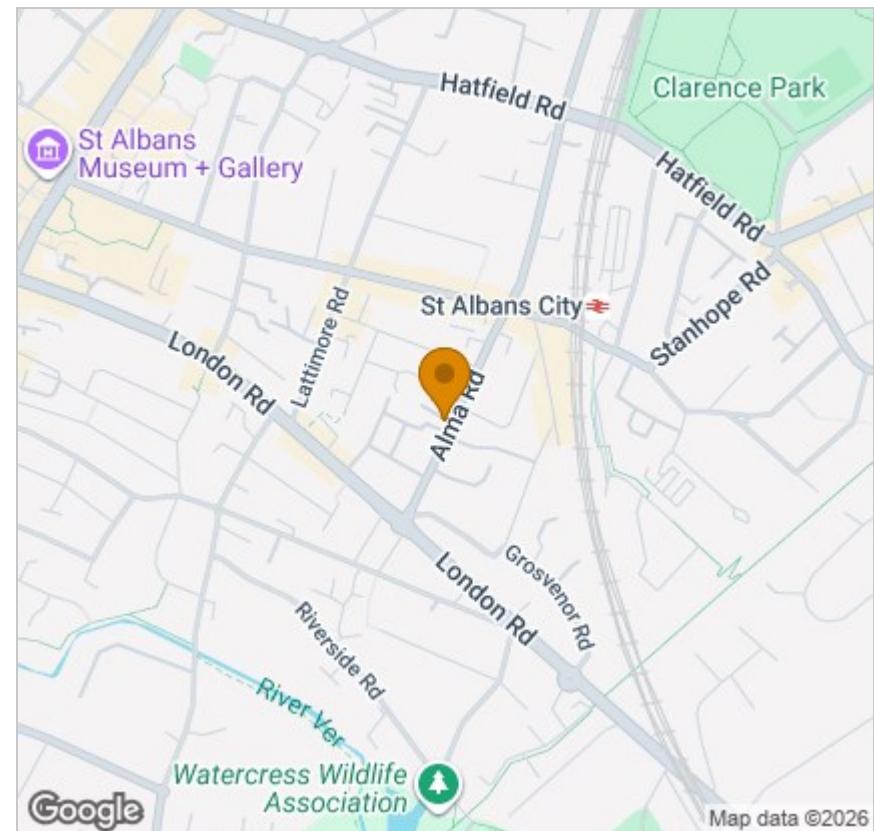
## Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

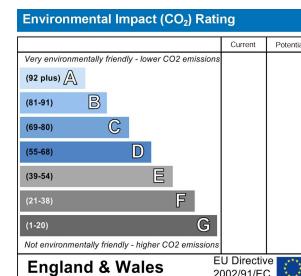
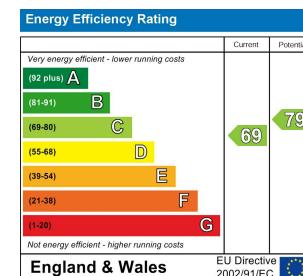
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Longmire House 36-38 London Road, St Albans, AL1 1NG  
01727 223344 | Email: [sales@paul-barker.co.uk](mailto:sales@paul-barker.co.uk) | [www.paul-barker.co.uk](http://www.paul-barker.co.uk)

## Area Map



## Energy Efficiency Graph



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