



**Westminster Court, ST. ALBANS AL1 2DU**

**welcome to**

**Westminster Court, ST. ALBANS**

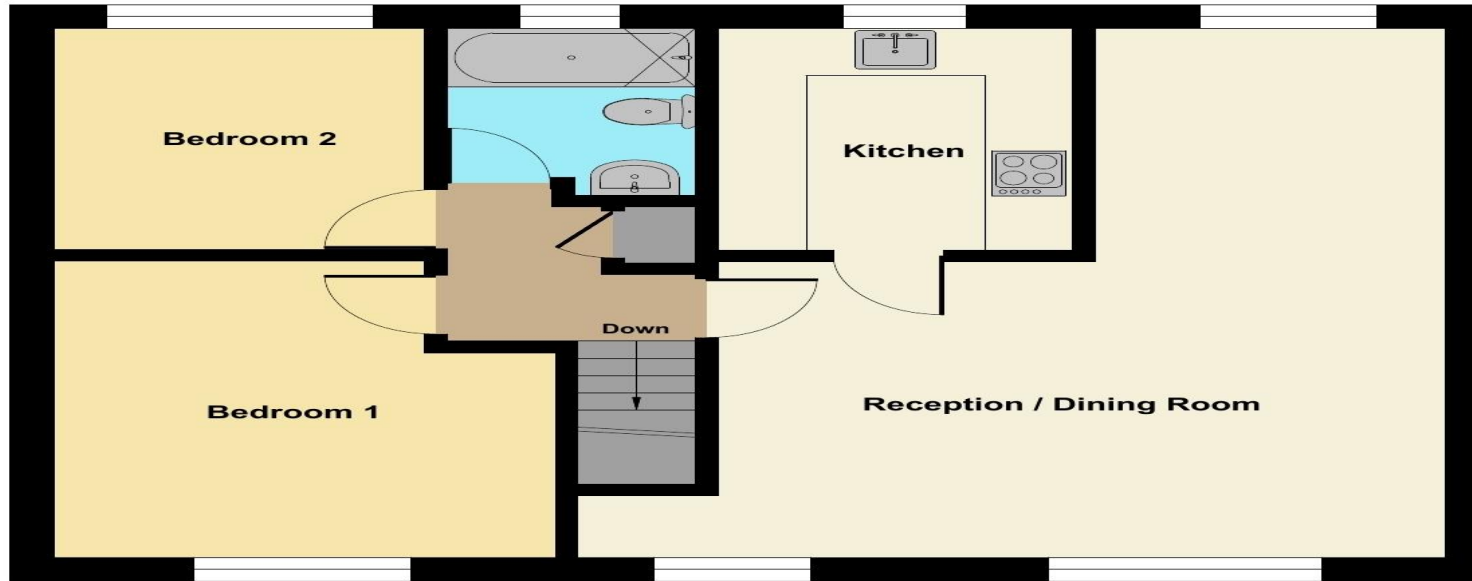
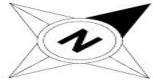
A well-presented first floor maisonette, ideally located within 0.6 miles of St Albans city centre and the beautiful open spaces of Verulamium Park. Offered with a **\*\*share of freehold\*\*** and residents parking.



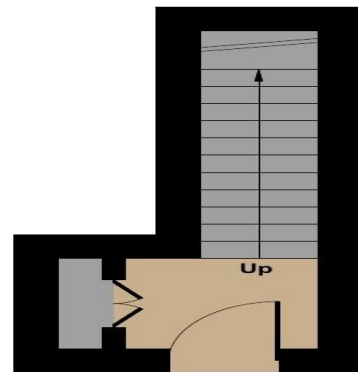
# Westminster Court, St. Albans, AL1

Approximate Area = 733 sq ft / 68 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

## Reception/Dining Room

22' 3" max x 19' 3" max ( 6.78m max x 5.87m max )

## Kitchen

9' 3" x 7' 11" ( 2.82m x 2.41m )

## Bedroom 1

12' 5" max x 11' max ( 3.78m max x 3.35m max )

## Bedroom 2

9' 3" x 8' 3" ( 2.82m x 2.51m )

## Bathroom



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for William H Brown. REF: 1446507

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## Westminster Court, ST. ALBANS

- 1st Floor Maisonette
- Two Bedrooms
- Share of Freehold
- 0.6 Miles from St Albans City Centre
- 0.2 Miles of St Albans Abbey Station

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 684.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £425,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/ALB106173](http://williamhbrown.co.uk/Property/ALB106173)



Property Ref:  
ALB106173 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01727 834838**



[StAlbans@williamhbrown.co.uk](mailto:StAlbans@williamhbrown.co.uk)



6 Chequer Street, ST. ALBANS, Hertfordshire,  
AL1 3XZ



[williamhbrown.co.uk](http://williamhbrown.co.uk)