

2 Bedrooms



2 Bath/Shower Rooms



1 Reception Room



Underground Parking



Communal Gardens



EPC Band B

Council Tax
Band: E £2,758.72 (2025/2026)
Local Authority
St Albans City & District
Council
Tenure: Leasehold, 999 years
from 1 January 2017
Service Charge (inclusive of
Ground Rent) £5,000 per
annum





Gabriel Square, St. Albans

Exceptional two double bedroom two bathroom apartment set within the award winning 'Gabriel Square' development, featuring underground parking, outside space, concierge and night time security.



Two Bedrooms

Two Bathrooms

↑ Three Balconies & Communal Gardens

Concierge & Overnight Security

Secure Underground Parking

close to St Albans City Centre & Mainline Station

Description

A superb, two double bedroom, two bathroom first floor apartment set within the exclusive, award winning 'Gabriel Square' development, located in the heart of St Albans. The apartment offers a high quality finish throughout and features include; underfloor heating to all rooms, full height windows and doors which flood the apartment with natural light, a Poggenpohl kitchen with integrated NEFF appliances, utility room, small balconies off the living room and both bedrooms, secure underground parking and concierge service.

The accommodation comprises; entrance hall with storage, principal bedroom with fitted wardrobes and ensuite shower room, a second double bedroom, a further bathroom, utility, open-plan living/dining room with fully fitted and equipped kitchen.

Location

Gabriel Square is centrally located within a short walk of St Albans' mainline station with a fast service into central London and the bustling town centre with its vast array of cafes, restaurants, bars and shopping facilities. There is also easy access to the M1, M25, A5 and A414 major road links.

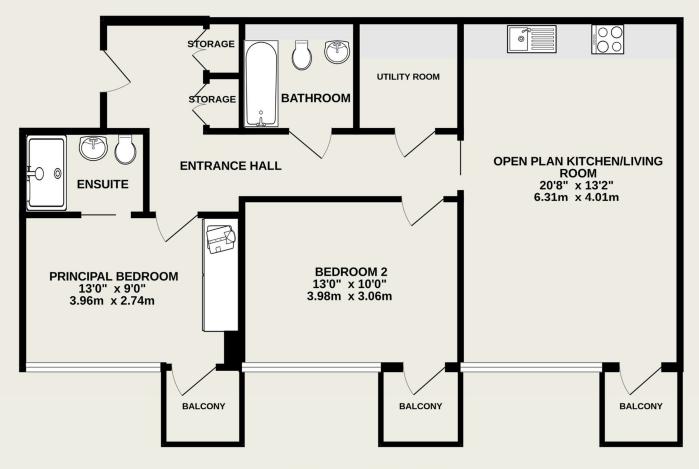








These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. 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.



TOTAL FLOOR AREA: 801 sq.ft. (74.4 sq.m.) approx.

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