



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, AL1 3AS**  
**Guide Price £550,000 Leasehold**



## 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.

- 🏡 Superb First Floor Apartment
- 🏡 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.

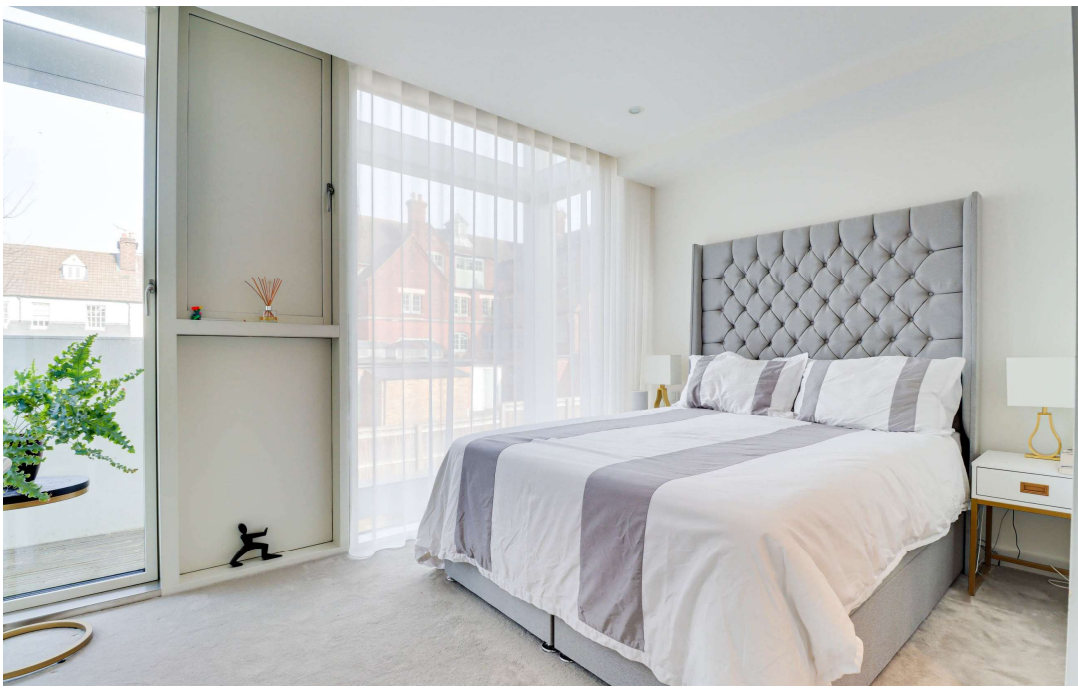
The accommodation comprises; entrance hall with storage, principal bedroom with fitted wardrobes and ensuite shower room, a second double bedroom, a further bathroom, utility, open-plan living/dining room with fully fitted and equipped kitchen.

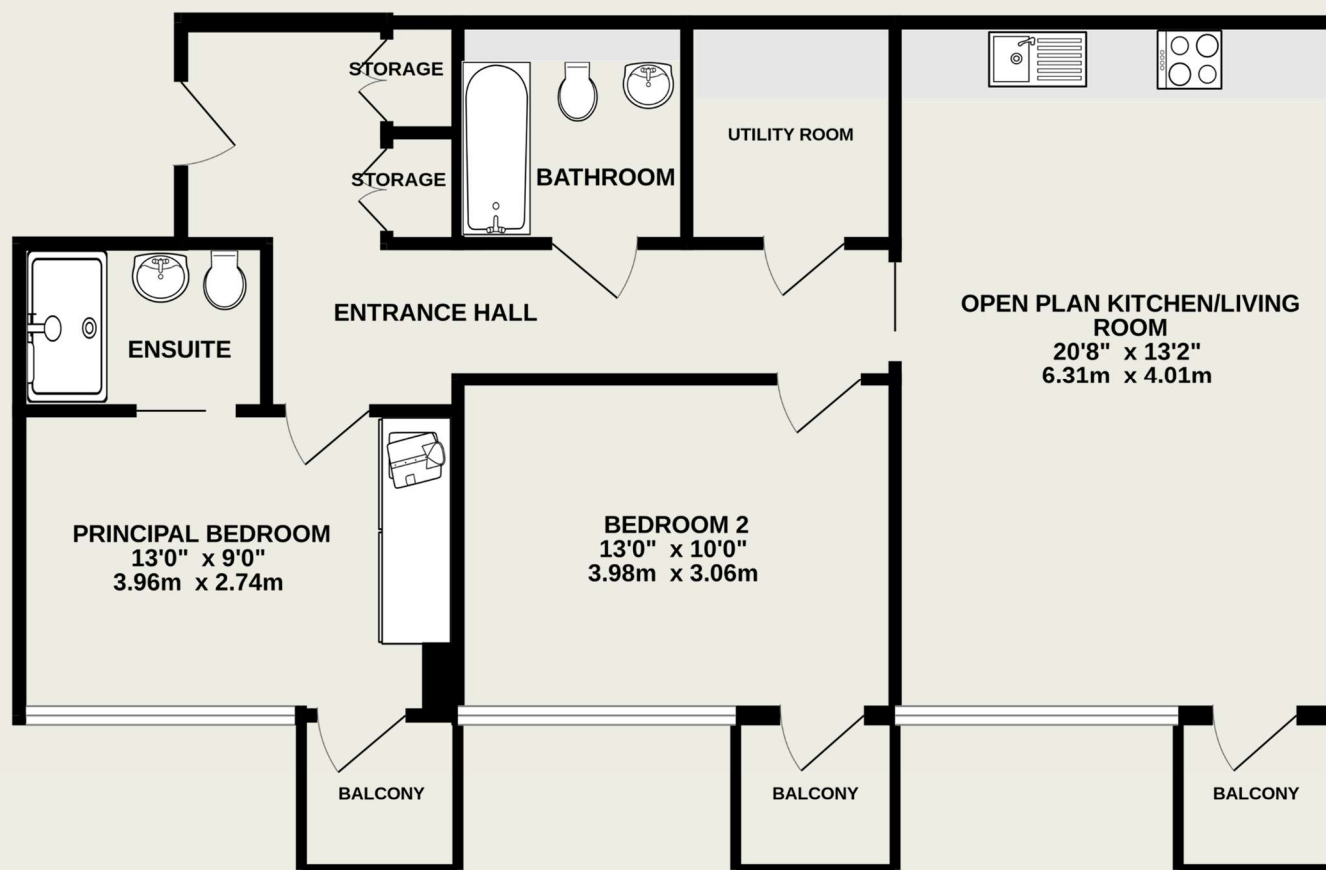
### Location

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.









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

This floor plan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such