



2 Bedrooms



2 Bath/Shower Room + WC



1 Reception Room



Allocated Parking



Private Balcony



EPC Band B

Council Tax

Band: D £2,257.13 2025/2026

Local Authority

St Albans City & District
Council

Tenure: Leasehold, 125 years
from 4th December 2020

Service Charge: £1,784 pa

Ground Rent: £350 pa
(reviewed every 10 years
based on RIP calculation)



Emporium Court, Montague Close, St Albans, AL1 4FN
Guide Price £425,000 Leasehold

Emporium Court, Montague Close, St Albans

This beautifully finished two-bedroom, two-bathroom duplex apartment is situated in the heart of Fleetville, offering a stylish and contemporary lifestyle in a prime location. Boasting high-end features throughout, including a premium kitchen, custom wardrobes, and elegant décor, the property also benefits from a private balcony, allocated parking, and excellent transport links - all within a desirable modern development.

📈 Beautifully Presented Duplex Apartment with Lift Access

📈 Two Double Bedrooms + Two Bathrooms

📈 Allocated Parking + Private Balcony

📈 Open-Plan Living Room/Kitchen with Plantation Shutters

📈 Close to St Albans City Centre & Mainline Station

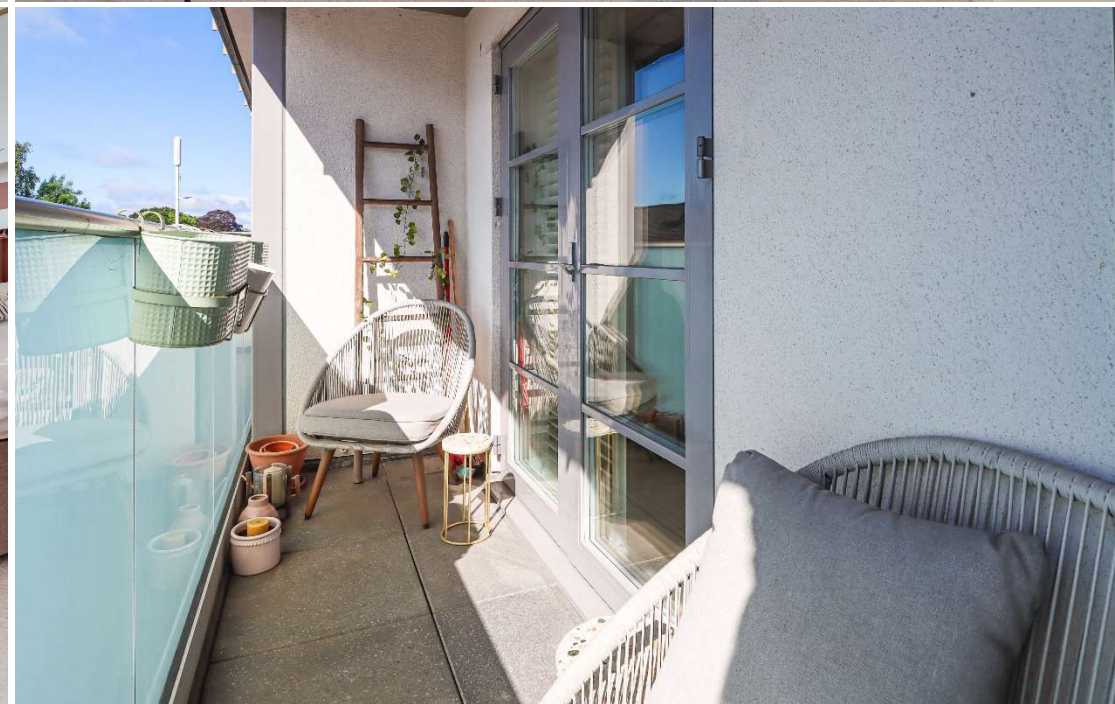
Description

Occupying a delightful spot within a distinctive new-build development, this duplex apartment showcases exceptional attention to detail and modern comfort. The open-plan kitchen and living area is flooded with natural light from triple-glazed French doors that lead to a private balcony. A high-specification kitchen is fitted with integrated Bosch appliances, Quartz worktops, and sleek cabinetry, while additional storage is cleverly integrated under the stairs. The upper-level features two generous double bedrooms, each enhanced with bespoke handmade wardrobes and plantation-style shutters. The principal bedroom includes a stylish en-suite shower room with premium fittings by CP Hart, while the second bedroom is served by a chic en-suite bathroom, also by CP Hart, with a full bath and shower over. Additional touches include fitted carpets, custom décor throughout, and gas central heating. Further highlights include an entrance hallway with oak-effect flooring, a separate cloakroom with contemporary finishes, and access to a part-boarded loft for extra storage. The apartment also benefits from a secure communal courtyard, cycle storage, with both lift and stairs access. It comes with allocated parking, triple glazing throughout, the balance of a new-build warranty, and a long lease.

Location

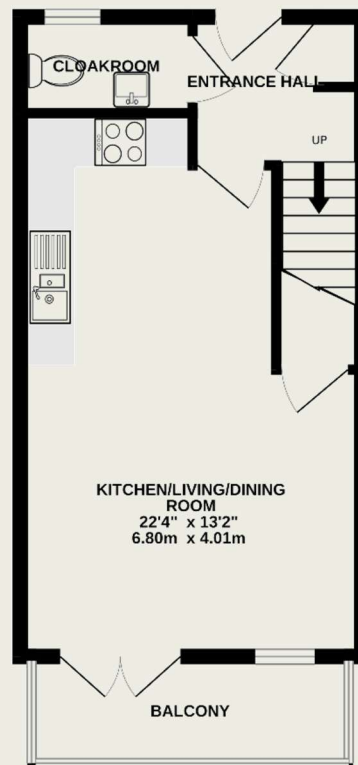
Conveniently located within walking distance of Morrisons supermarket, local bus routes, and just under a mile from the mainline train station, the property is also within easy reach of St Albans City Centre. Top-rated schools from nursery through secondary are nearby, enhancing this home's appeal for professionals, commuters, and families alike.



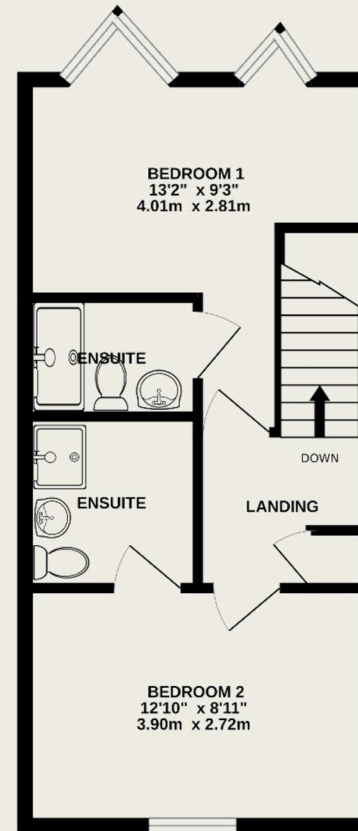


Important Information

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.



FIRST FLOOR
310 sq.ft. (28.8 sq.m.) approx.



SECOND FLOOR
368 sq.ft. (34.2 sq.m.) approx.

TOTAL FLOOR AREA : 710sq.ft. (66.0 sq.m.) approx.

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