





A SIMPLY STUNNING one bedroom PERIOD PROPERTY situated within a sought after **CONSERVATION AREA**, close to the vibrant city centre, open spaces of Verulamium Park with the historic St. Albans Abbey and within walking distance to the mainline railway station.

Offers Over: £475,000

The accommodation is arranged over two levels and comprises a sitting room with feature wood burner and a generous, modern kitchen. On the first floor there is a spacious double bedroom and a modern and luxurious bathroom suite. The property also benefits from recently installed Sash style double glazed windows, newly fitted gas fired Vaillant boiler and updated electrical consumer unit. Outside there is a low maintenance and secluded courtyard garden and a useful outbuilding which could be converted into a home office. The property is located within a residents permit parking zone with further parking opposite on Pondwicks Close. With its characterful charm and convenient location, this property offers a wonderful opportunity for comfortable and stylish living.

EPC Rating: D 58
Council Tax Band: C





Entrance

Living Room 3.48m x 3.14m (11'5" x 10'4").

Kitchen 3.48m x 2.35m (11'5" x 7'9").

Bedroom 3.55m x 3.48m (11'8" x 11'5").

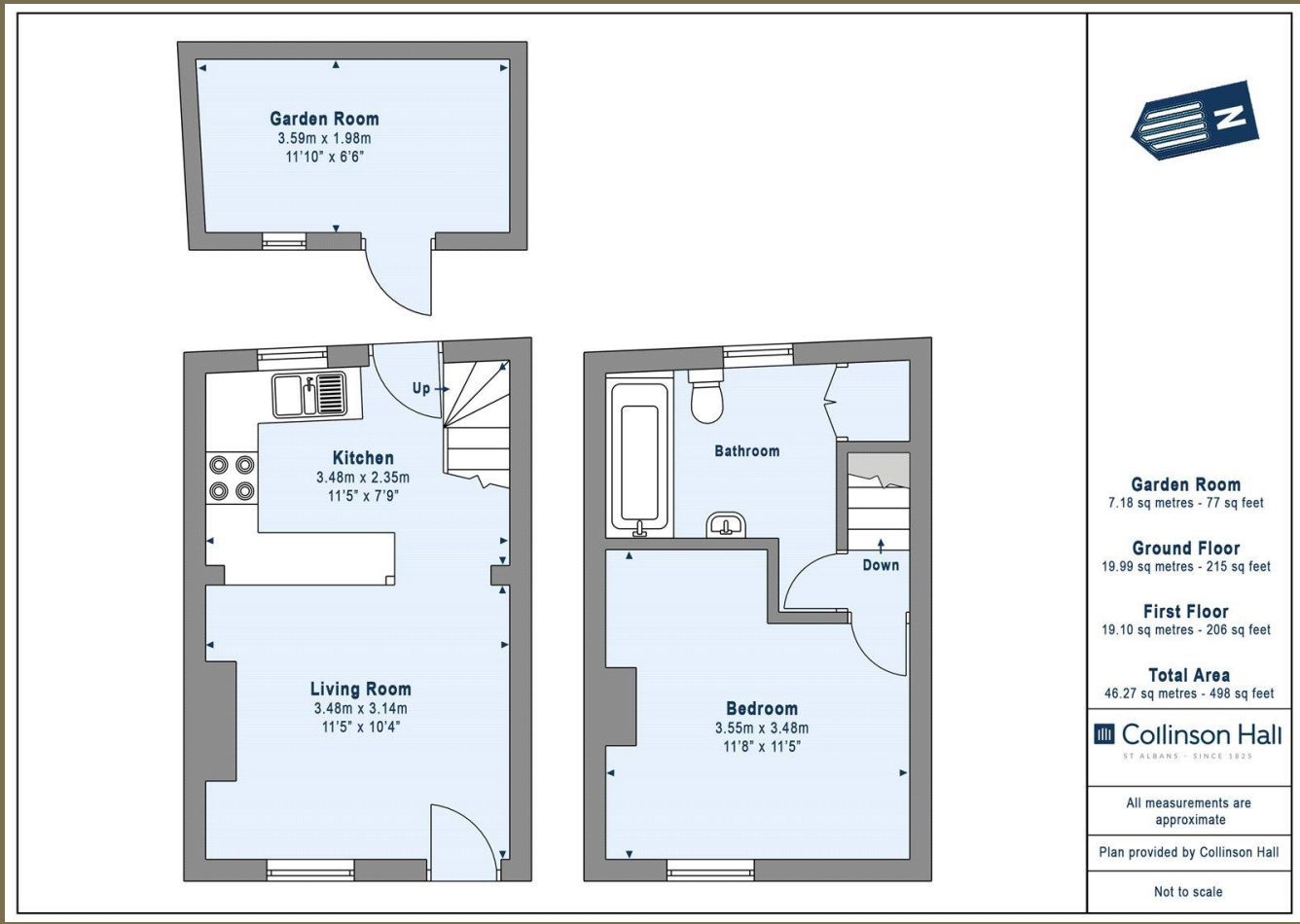
Bathroom

Garden

Garden Room 3.59m x 1.98m (11'9" x 6'6").







PLEASE NOTE

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.



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