





A truly fabulous opportunity to purchase a **HIGHLY INDIVIDUAL PROPERTY** with many benefits. Set within the **HEART OF ST. ALBANS' VIBRANT CITY CENTRE**, the property is perfectly placed for those wishing to commute from St. Albans mainline station to London St. Pancras and for those that enjoy all that St. Albans has to offer in way of amenities, restaurants, and bars.

Guide Price: £575,000

This rare find offers gated access from Dalton Street into a private courtyard, offering secure parking for two cars and a sense of privacy rarely found in such a central location. The accommodation is arranged over two floors with a spacious hallway giving access to under stairs storage and a good size utility/cloakroom.

Ascending to the main living level, you are welcomed by a stylish open-plan living space. The modern kitchen anchors the room, complemented by an inviting dining space and a comfortable lounge area, perfect for both leisurely evenings and entertaining guests. High ceilings with access to the loft and plentiful natural light further contribute to the feeling of spaciousness.

The home offers two double bedrooms, and a luxurious four-piece bathroom finished to a high standard. Both the kitchen and principal bedroom open directly onto a secluded terrace, creating a perfect setting for al fresco dining or morning coffee in complete privacy.

Spanning approximately 833 sq ft of impeccably presented living space, this exceptional home offers secured gated entry, parking, terrace, and contemporary living.

EPC Rating: D 65

Council Tax Band: C

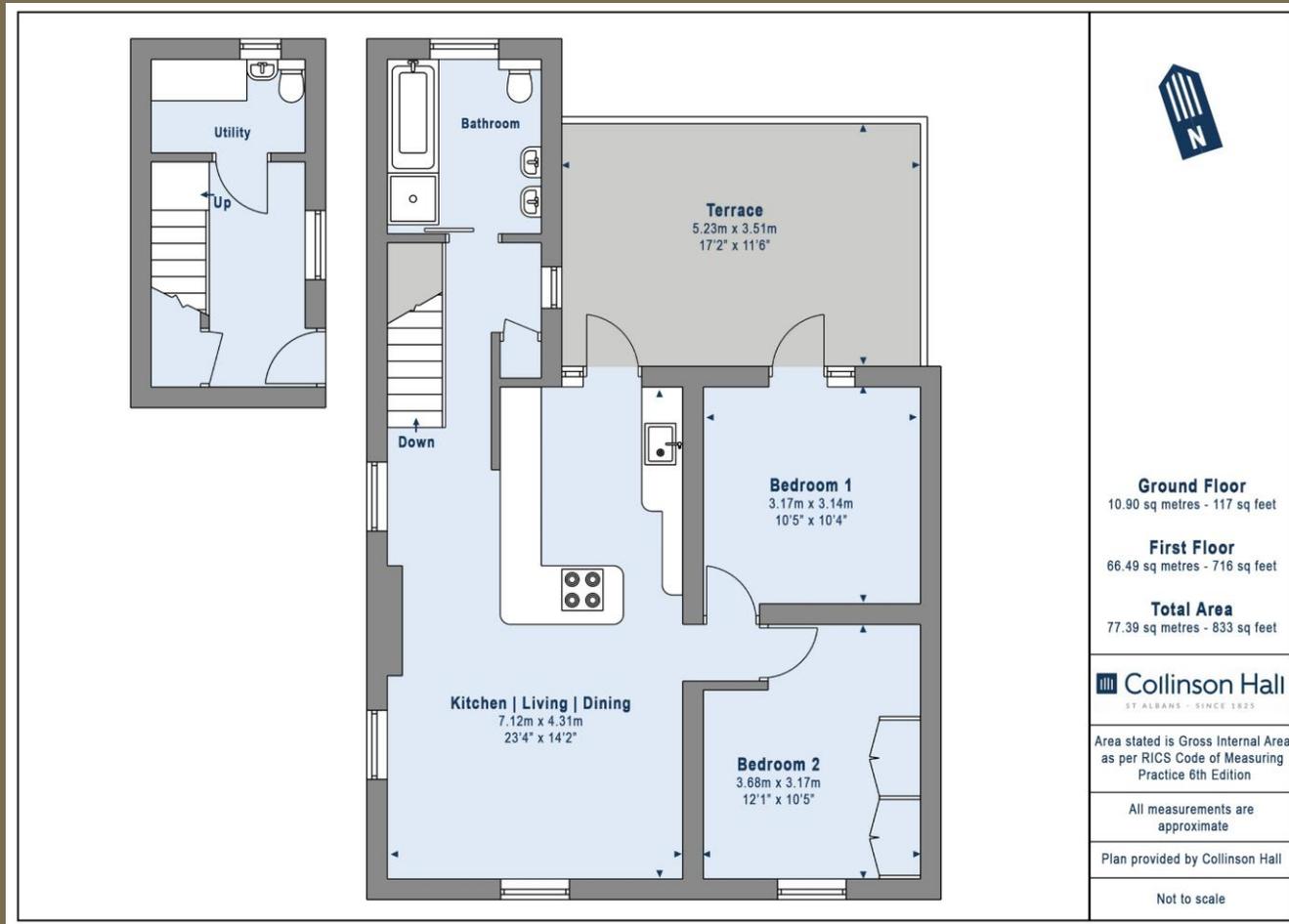
Lease Information: 189 years from 12 April 1990 with 153 years remaining.











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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