





This impressive detached building features seven two-bedroom apartments, all currently let under Assured Shorthold Tenancies (ASTs), with parking provided for each unit. It is conveniently located within one mile of vibrant St Albans City Centre, which offers a wide variety of well-known branded shops and restaurants. Additionally, the mainline station nearby provides fast and regular access to London St. Pancras. The site also presents an exciting opportunity to develop two further self-contained units, as per application reference (5/2024/0566), enhancing the investment potential with strong prospects for resale or rental return.

Guide Price: £2,785,000

The property is a detached residential building with a total area of approximately 4,000 square feet. It contains seven well-maintained two-bedroom apartments, each measuring around 55 square meters (560 square feet), with an estimated rental value of £147,000 per annum. There is also access to the property's parking facilities and garden via a private driveway.

This prime location offers a secluded atmosphere, surrounded by mature hedges and trees that ensure the property's privacy. Furthermore, the rear of the site is designated for potential development, as outlined in the planning reference (5/2024/0566).





Apartment 1: Two Bedroom Ground Floor 51 SQM

Apartment 2: Two Bedroom Ground Floor 51 SQM

Apartment 3: Two Bedroom Ground Floor 61 SQM

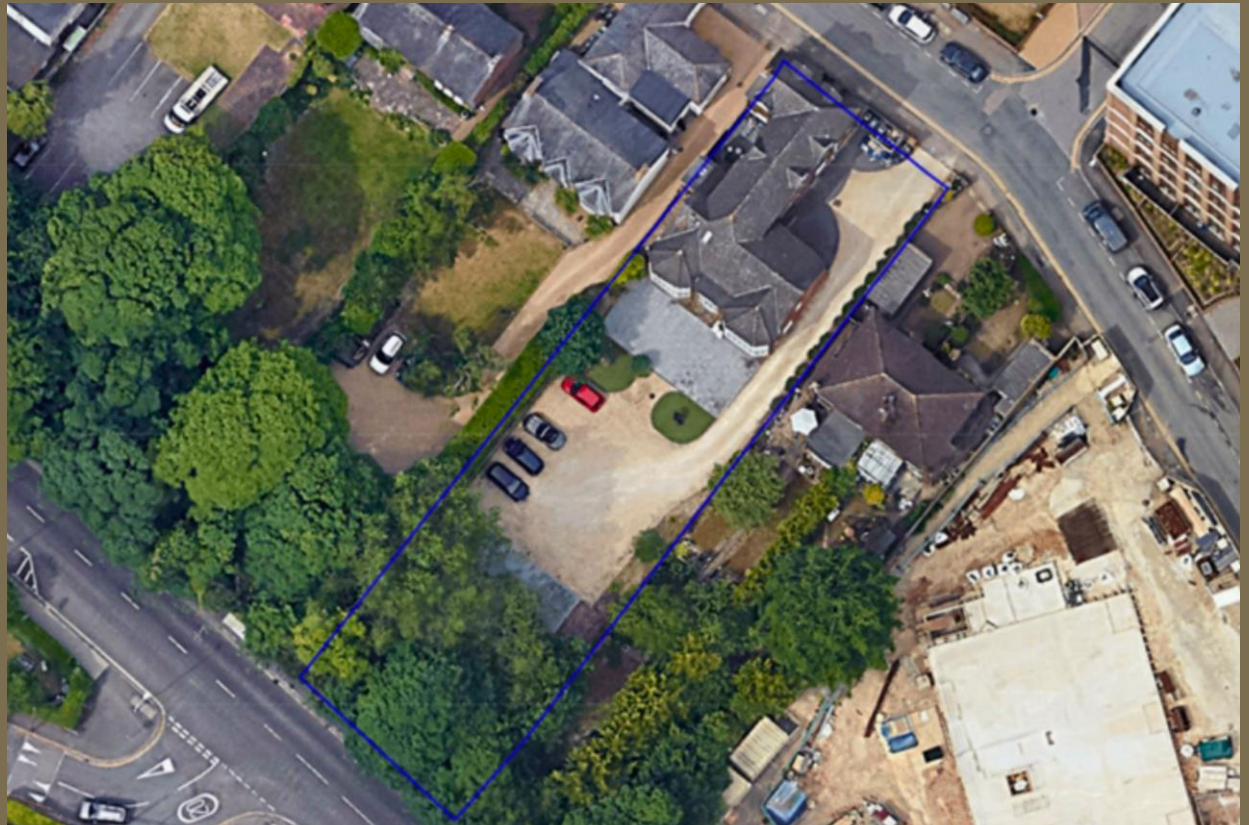
Apartment 4: Two Bedroom First Floor 57 SQM

Apartment 5: Two Bedroom First Floor 54 SQM

Apartment 6: Two Bedroom Upper Floor 52 SQM

Apartment 7: Two Bedroom Upper Floor 54 SQM

The overall GIA, including the two proposed apartments, is approximately 5,767 sqft, 535 SQM





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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