





Set within a GATED DEVELOPMENT this charming former Victorian School offers a collection of MEWS STYLE PROPERTIES, conveniently located for St Albans Station and all city centre amenities.

**Offers Over: £700,000**

At over 1,170 square feet of living space this beautifully presented home offers a good size entrance hall with double doors opening into a spacious lounge, spacious kitchen and lots of storage space. There are two good size double bedrooms with en-suite to the principle and a family bathroom. Outdoors there are various communal parts with seating and barbequing areas and well tended landscaping. There are two entrances to Old Priory Park with this particular property having access from Old London Road and benefits from two allocated parking spaces.

EPC Rating: TBC

Council Tax Band: F

Lease Information: 125 years from 24 December 1998, 98 years remaining.





Entrance Hall

Living/Dining 5.60m x 5.30m (18'4" x 17'5").

Cloakroom

Kitchen 3.50m x 3.32m (11'6" x 10'11").

Bedroom 1 5.31m x 3.48m (17'5" x 11'5").

Ensuite Bathroom

Bedroom 2 3.34m x 3.27m (10'11" x 10'9").

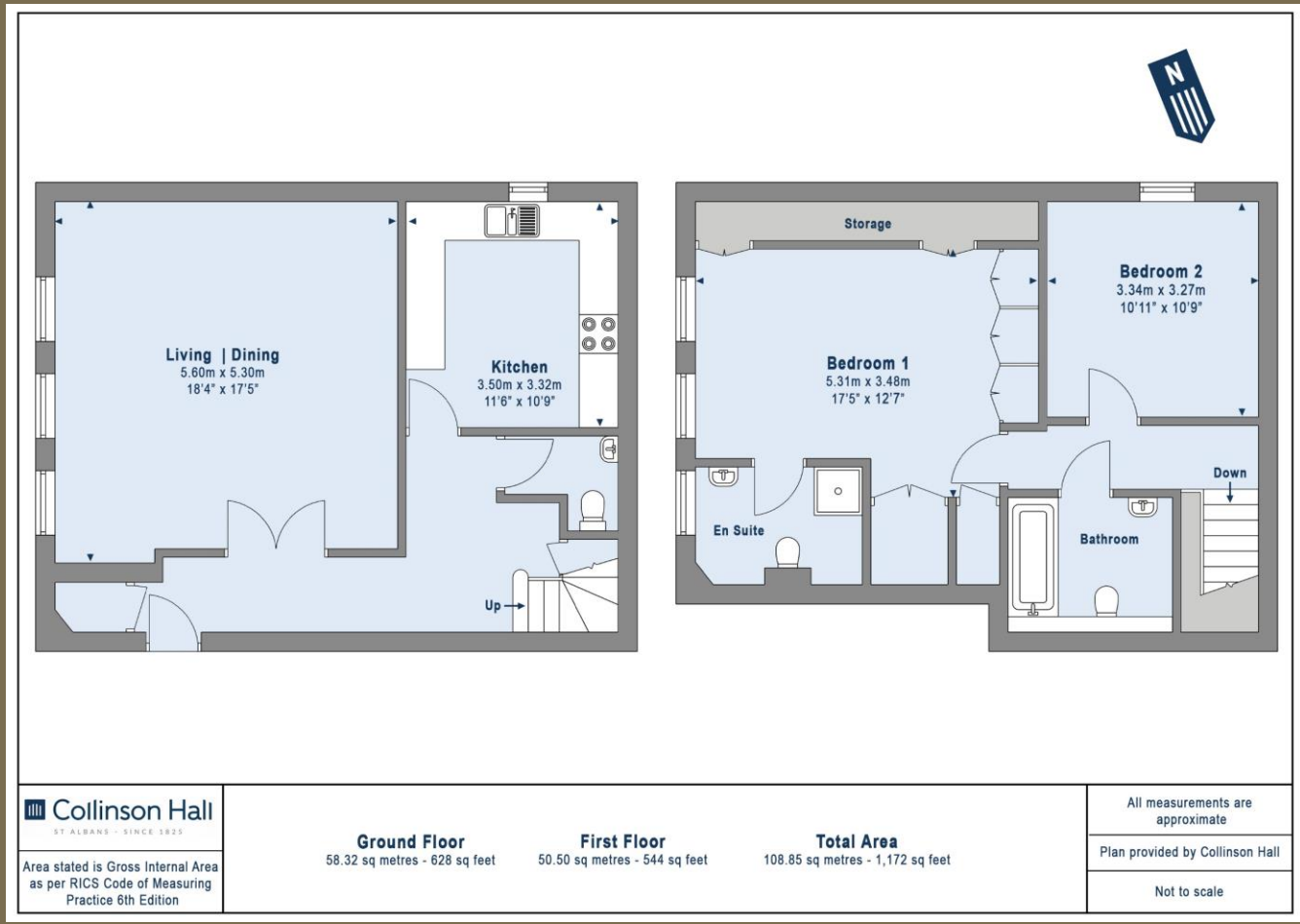
Bathroom

Storage

Communal Gardens







**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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