









**A delightful, modern three bedroom TOWNHOUSE positioned on a PRIVATE DEVELOPMENT located within a SHORT WALK of St. Albans vibrant City Centre and SOUGHT AFTER SCHOOLS.**

**Guide Price: £835,000**

Providing nearly 1500 square feet of accommodation, arranged over three floors, this modern town house presented in excellent order throughout boasts generously proportioned rooms with cloakroom, access to an integral garage and spacious kitchen/diner to the ground floor. The first floor accommodates a spacious lounge, double bedroom with fitted wardrobe and family bathroom. The top floor offers a further double bedroom and a generous principle bedroom with fitted wardrobes and en-suite. Outside the property enjoys a private garden with south-easterly aspect and driveway for one vehicle and garage. Pegasus Place is a private development and as such carries an estate management charge of approximately £350 per annum.

EPC Rating: C 74  
Council Tax Band: F









Entrance Hall

Cloakroom

Kitchen/Dining 4.98m x 4.37m (16'4" x 14'4").

Living Room 4.92m x 4.61m (16'2" x 15'1").

Bedroom 1 4.92m x 4.49m (16'2" x 14'9").

Ensuite Bathroom

Bedroom 2 5.33m x 3.45m (17'6" x 11'4").

Bathroom

Bedroom 3 5.33m x 2.69m (17'6" x 8'10").

Garden

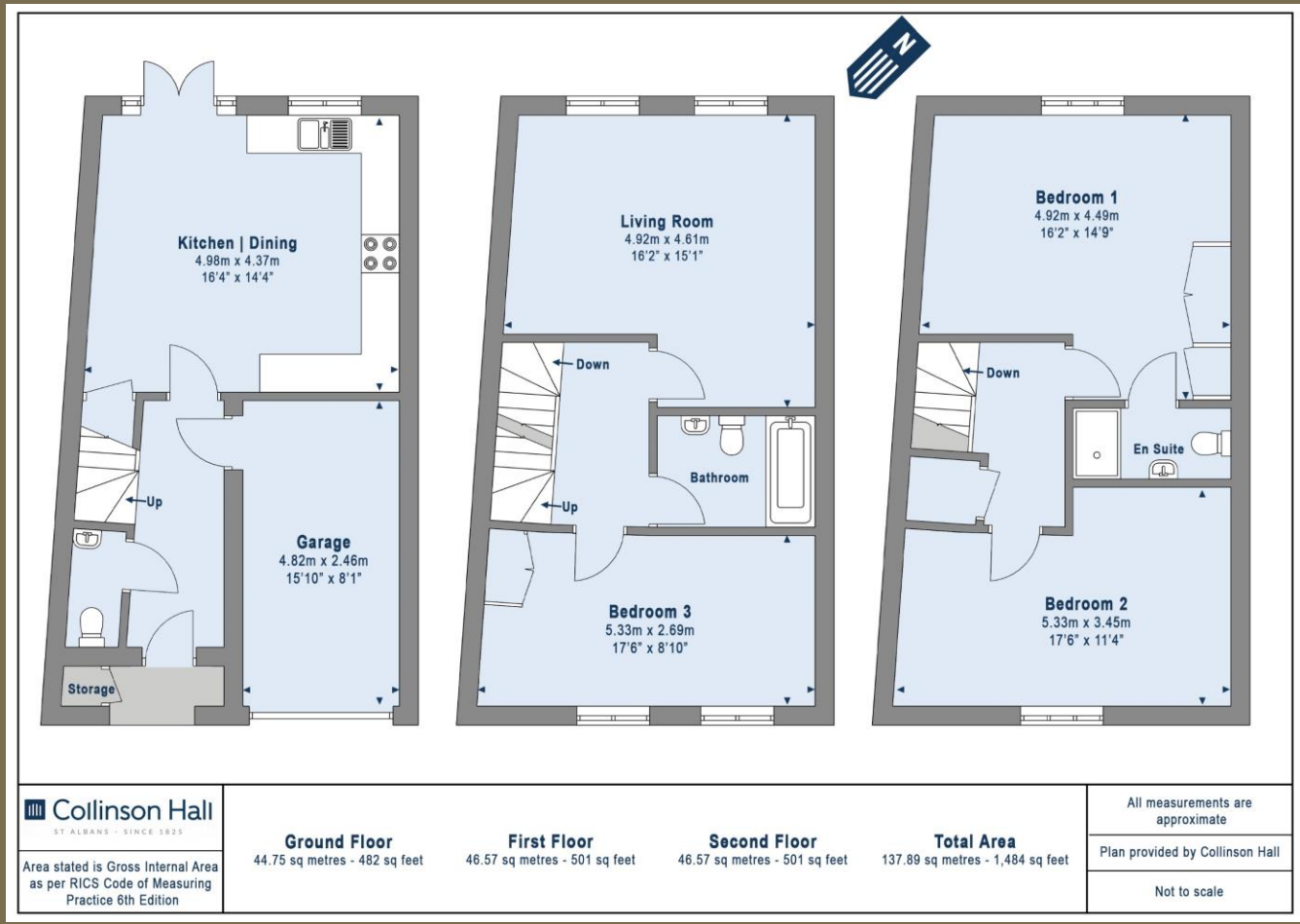
Garage 4.82m x 2.46m (15'10" x 8'1").











**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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