





**A STUNNING three bedroom TOWNHOUSE** forming part of an **EXCLUSIVE GATED DEVELOPMENT** located on one of St Albans' premier roads. This central Conservation Area position is within walking distance of the Thameslink mainline station.

**Guide Price: £675,000**

This stylish and rare three bedroom townhouse forms part of an exclusive gated development located on Avenue Road just North of the St. Albans vibrant city centre and is in very close proximity to the mainline train station, offering fast and regular service to London St. Pancras. Internally the property is laid out over three floors and is in immaculate condition throughout. Offering all the perks of modern living with a fully integrated kitchen, open plan living space with a West facing balcony, a modern bathroom and en-suite. Externally, the beautiful development offers a private courtyard garden, one allocated parking space, easy access to the City centre shopping facilities and London transport links.

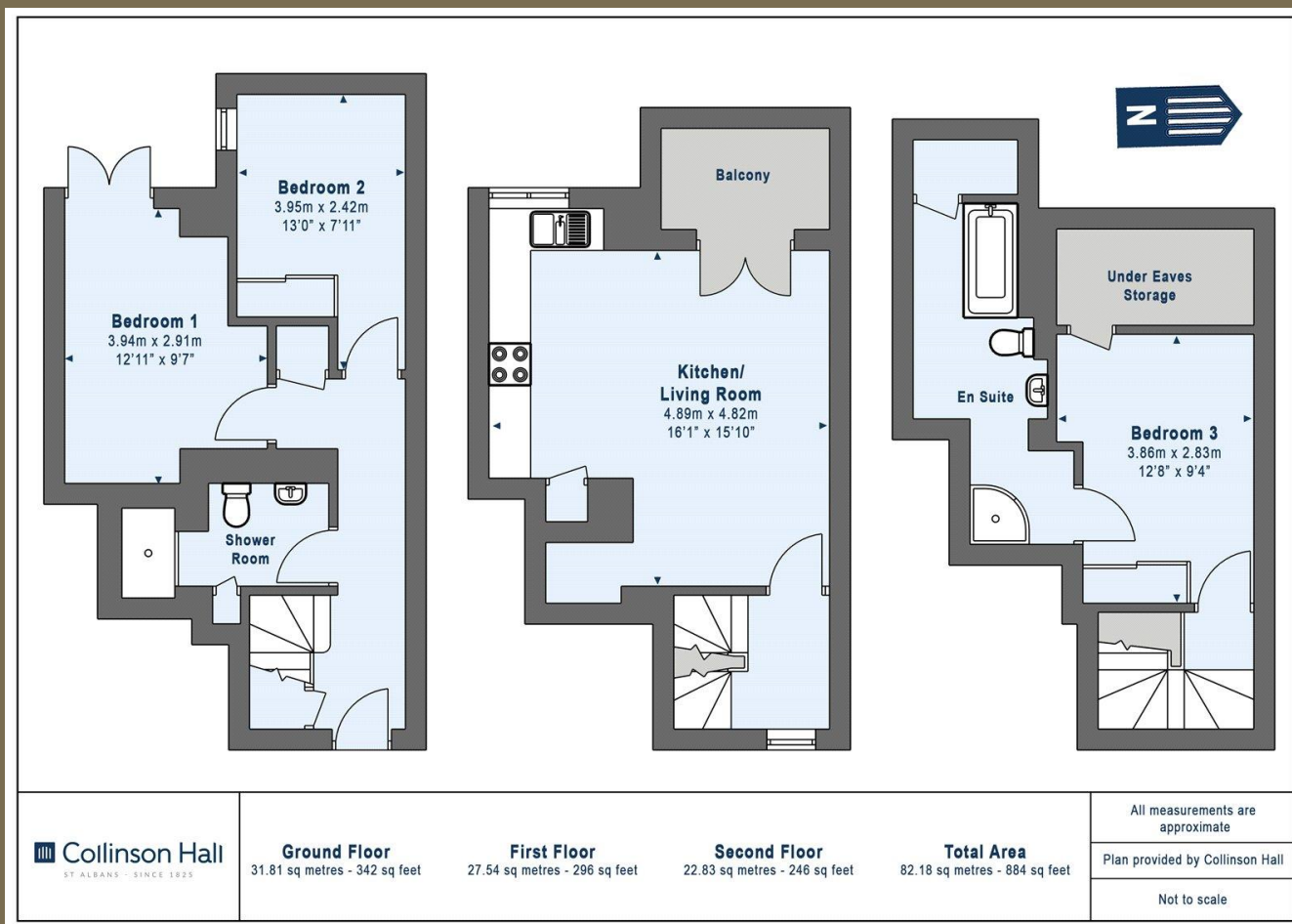
EPC Rating: C 77  
Council Tax Band: E











#### 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.



collinsonhall.co.uk

City Centre Office: 9-11 Victoria Street | St Albans | Hertfordshire | AL1 3UB | Telephone: 01727 843222 | Email: stalbansmail@collinsonhall.co.uk