





This beautiful flat is set in an impressive Victorian property, in the heart of St. Albans. Just a short walk from the VIBRANT CITY CENTRE and only 0.3 miles from the MAINLINE TRAIN STATION. With RESIDENTS PARKING and the LEAFY CLARENCE PARK on your doorstep. One not to miss!

**Guide Price: £275,000**

We enter into the entrance porch, with a door which leads onto the fantastic kitchen living room, with its original windows which flood the room with light, and lovely exposed brickwork. From here, we find the spacious bathroom with a new walk-in shower.

The bedroom has large fitted wardrobes, impressive windows, and a lovely leafy aspect. The current owner has bought the loft space for the property, which is part boarded and offers excellent additional space.

Outside there is off-street parking to the rear. The perfect property for first-time buyers, commuters, or someone who wants to live in a simply stunning building opposite a magnificent leafy park!





**Entrance Porch**

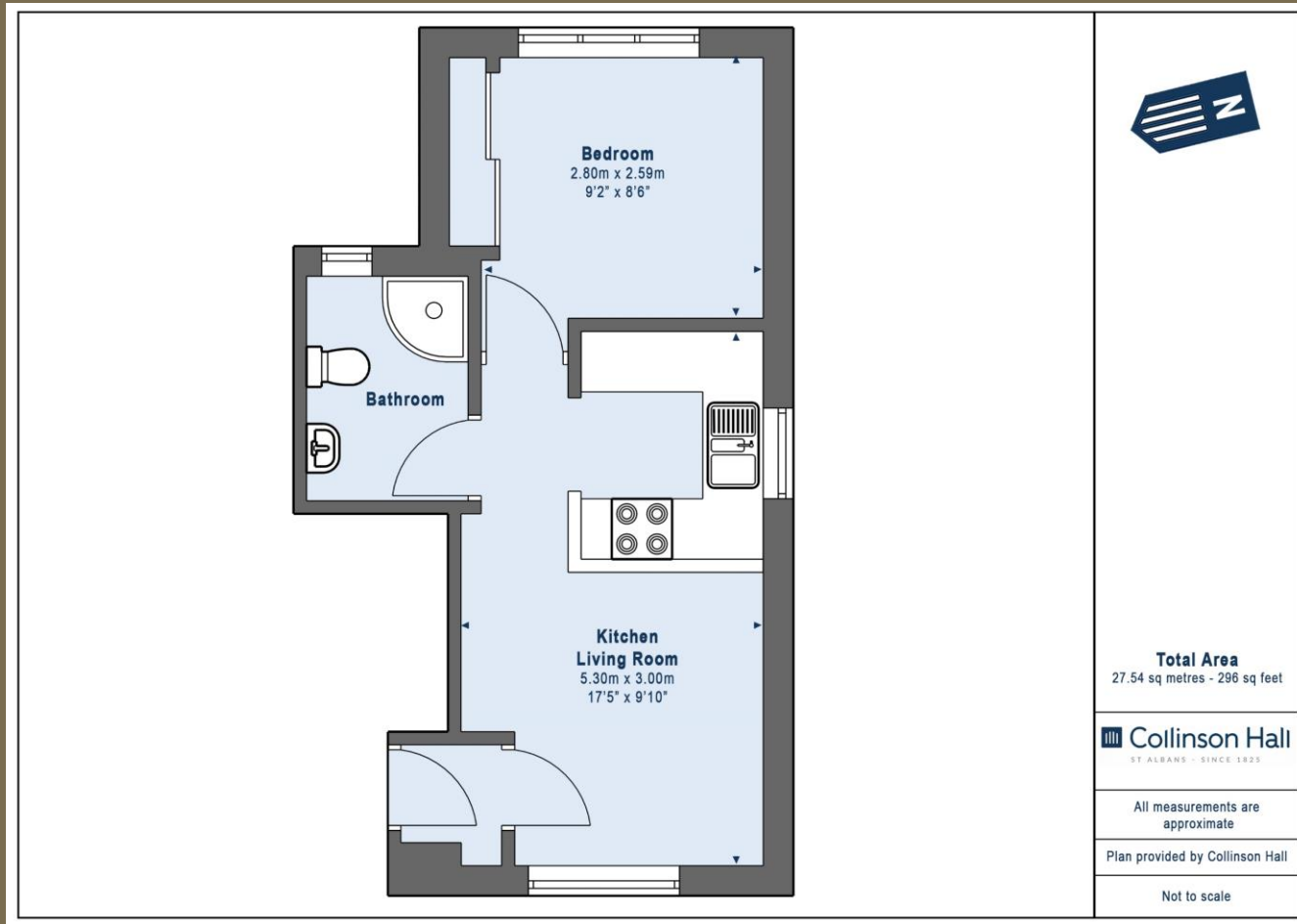
**Kitchen Living Room** 5.30m x 3.00m (17'5" x 9'10").

**Bathroom**

**Bedroom** 2.80m x 2.59m (9'2" x 8'6").







**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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