



**BRADFORD
& HOWLEY**

HARPENDEN | MARSHALSWICK | ST ALBANS

Bowes Lyon Mews, St. Albans, AL3 4PF

£450,000

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NO UPPER CHAIN

This stylish bright and airy TWO DOUBLE BEDROOM apartment forms part of a conveniently located mews development in the heart of the Abbey conservation area. The property is presented to a high standard throughout with a contemporary style kitchen/breakfast room, a generous dual aspect living room, en-suite shower to the master bedroom, separate main guest bathroom. The property benefits from an ALLOCATED PARKING SPACE and long lease of 158 years.

Bowes Lyon Mews, is located just off Lower Dagnell Street within walking distance of St Albans City centre and mainline station. A stones throw from St Albans Cathedral with adjoining parkland and lakes.

ACCOMMODATION

Entrance

Communal front door, steps up to first floor, door to:

Entrance Hall

Security phone entry system, wood flooring, spotlights, radiator, three built in storage cupboards doors to:

Kitchen/Breakfast Room



Bright stylish kitchen/ breakfast room with a range of white gloss wall, base and drawer units, contrasting stone work surface over, tiled splash back, gas hob, oven under, dishwasher, washing machine, space for American fridge freezer, space for a table and chairs, spotlights, under counter lighting, window to the side, radiator, wood flooring.

Living Room

Bright dual aspect room spotlights, radiator, wood flooring.

Bedroom One

Dual aspect room Radiator, spotlights, door to ensuite shower room.

En-Suite

WC , wash basin, shower , chrome radiator, spotlights, extractor.

Bedroom Two

Window to the front, radiator, spotlights.

Bathroom

White suite, WC, tiled splash backs, bath with shower over chrome radiator, spotlights.

EXTERIOR

The property benefit's from one allocated parking space.

Viewing Information

BY APPOINTMENT ONLY WITH BRADFORD & HOWLEY, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED.

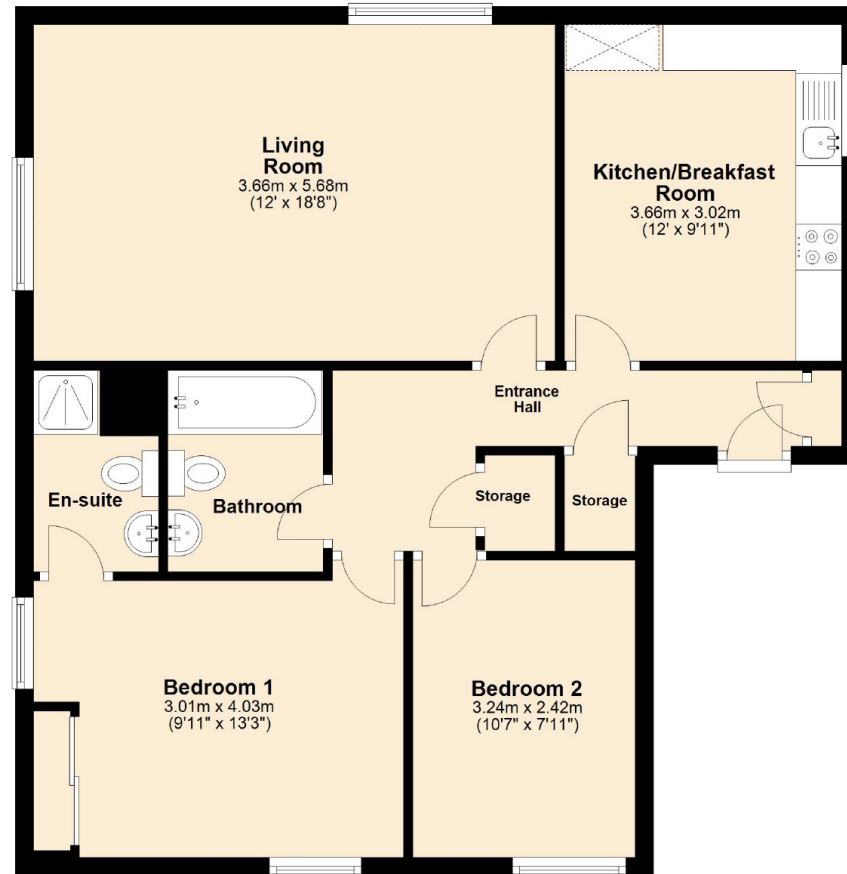
Environmental Impact Rating

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.



Ground Floor

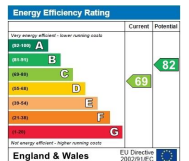
Approx. 69.8 sq. metres (751.1 sq. feet)



Total area: approx. 69.8 sq. metres (751.1 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide.
Plan produced using PlanUp.

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