



Lower Dagnall Street, St.Albans



DAVID CHADWICK
ST ALBANS

Apartment 13, 20 Lower Dagnall Street, St Albans. AL3 4PT

Entrance hall | Sitting/dining/kitchen | 2 Bedrooms | Bathroom | En-suite shower room | Allocated parking | Leasehold | Entry phone system | Communal entrance | Lift to all floors | No onward chain | EPCE

The Property

Located in the heart of the old conservation area, within moments of the Abbey and very conveniently positioned for easy access to the city centre, station and extensive local amenities is this superb second (top) floor apartment. An entrance hall leads to all the main accommodation that features two very comfortable bedrooms, the principal with a stylishly appointed en-suite shower room and plenty of fitted wardrobes, an equally stylish main bathroom and its heart, the very spacious open plan reception room. Extending to in excess of 27 feet this very impressive room combines open plan sitting, dining and kitchen accommodation beneath a high vaulted roof-line. A fully integrated kitchen extends down one wall while the remainder of the room has been arranged into two seating areas and a dining area. Polished wooden floors and contemporary high gloss kitchen cabinetry enhance the feeling of light and space.

Outside

The apartment is approached via very well presented and managed communal entrance parts that include a lift to all floors, hall and staircase with a secure entry phone system from the main entrance on Lower Dagnall Street. To the rear of the building, with vehicular access from College Street is the allocated residents' parking. A second residents' access provides convenient entry from the carpark into the building.







LOWER DAGNALL STREET, AL3

APPROX. GROSS INTERNAL FLOOR AREA 867.67 SQ FT / 80.61 SQ M.
 DAVIDCHADWICK: THIS IMAGE IS ILLUSTRATIVE ONLY - NOT TO SCALE. COPYRIGHT:THE IMAGE TAILOR LTD. 2021.

To confirm: These sales particulars have been prepared as a guide only. They are not a statement or representation of fact. They do not form part of a contract. Room sizes are approximate and floor plans are not to scale and should therefore not be relied on for the purposes of planning, architectural alterations, building works or for the ordering of materials, fixtures, fittings, floor coverings and/or furnishings, whether freestanding or fitted. We have not carried out a survey nor tested the services or appliances. Prospective purchasers should satisfy them selves by inspection or otherwise.

david@davidchadwickstalbens.co
 mMobile 07859 768597
 Office 01727 857165
 davidchadwickstalbens.com



DAVID CHADWICK
 ST ALBANS