

The Lawns, Mount Pleasant



## 9 The Lawns, Mount Pleasant, St Albans, AL3 4TB

## Summary

Porch | Sitting room | Inner-hall | Kitchen/breakfast room | 2 Bedrooms | Bathroom | Private garden | Communal grounds | Residents' parking | EPC rating F | Council Tax band C £1,827.12 | Leasehold 936 years remaining | No onward chain

## The Property

A ground floor maisonette with a garden, situated in a small development in a sought-after location within the heart of the old conservation area and within easy reach of the city centre, both stations, St Michael's Village, Verulamium Park & Lakes, highly regarded schools and extensive local amenities. There is well-proportioned accommodation over one level with a private garden located immediately to the rear of the property and accessed directly from the kitchen. An entrance porch leads to a sitting dining room with parquet flooring, while an inner hall then leads to the kitchen/breakfast room, bathroom and two double bedrooms.

Outside, the property benefits from its own garden to the rear-Laid mainly to lawn, with a timber shed it enjoys a mature leafy outlook and access to the side leads to the front of the development where there are well-tended communal gardens and shared residents' parking. There is great scope to update and improve the accommodation to suit and the property is offered for sale with no onward chain.

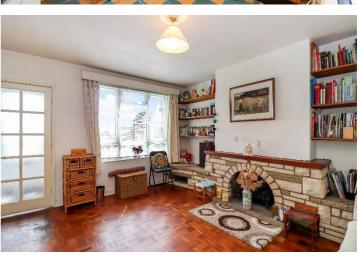


















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