



The Lawns, Mount Pleasant



DAVID CHADWICK
ST ALBANS

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.







THE LAWNS, AL3

APPROX. GROSS INTERNAL FLOOR AREA 600.19 SQ FT / 55.76 SQ M.
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To confirm: These sales particulars have been prepared as a guide only. They are not a statement nor 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/wall 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 themselves by inspection or otherwise.

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