



Abbey Court, Holywell Hill, St Albans



DAVID CHADWICK  
ST ALBANS

## 7 Abbey Court, Holywell Hill, St Albans. AL1 1HA

Entrance hall | Sitting/dining room | Kitchen/breakfast room | 2 Double bedrooms | Bathroom | Communal gardens | Leasehold 98 yrs remaining | Service charge £1,518.66 p.a | Ground rent £150.00 p.a. | EPC rating D | Council tax band C £1827.12 p.a.

### The Property

A spacious centrally located ground floor maisonette with two double bedrooms situated within easy reach of the city centre, both stations, the Abbey and Verulamium Park & Lakes.

This light, bright, spacious maisonette has well-presented accommodation that includes an entrance hall, two double bedrooms and a modern bathroom, while a generous reception room provides living and dining space, and a separate, well-proportioned kitchen/breakfast room completes the picture.

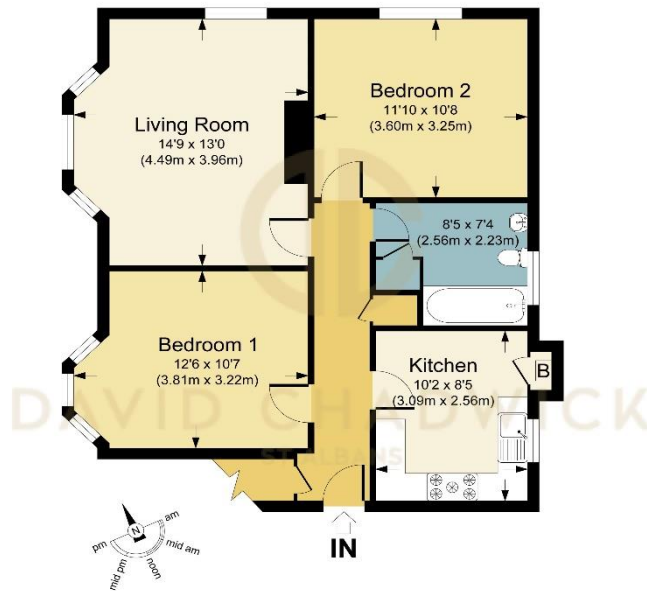
The property benefits from high ceilings, gas fired central heating to radiators, plenty of storage with fitted cupboards and wardrobes and large double-glazed windows that provide some lovely views over some of the prettiest street scenes in St Albans.

Well-presented communal gardens with brick-built boundary walls and areas of planting surround this small development of just six apartments and two maisonettes. A gated footpath leads to one side of the development where the two maisonettes are located and a private front door providing access to the property.









### ABBEY COURT, AL1

APPROX. GROSS INTERNAL FLOOR AREA 668 97 SQ FT / 62.15 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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