




 2 Bedrooms

 1 Bathroom

 1 Reception Room

 Low Maintenance Rear Garden

 EPC Band D

Council Tax
Band: D £2,155.11 (2024/2025)

Local Authority
St Albans City & District
Council

Deposit £2,071.15
Holding Deposit £414.23

 **ashtons**
for life's great moves

Spencer Street, St. Albans, AL3 5EG
£1,795 pcm

Spencer Street, St. Albans

A superb character cottage set within the heart of St Albans conservation area and just moments from the vibrant City centre and close to the mainline station.

Description

Situated on this picturesque and much sought-after road, this stylish cottage is enviably located and offers a modern and contemporary style while still retaining the charm of a period property.

The smart open-plan kitchen with breakfast bar, high gloss wall and base units is finished with dark, stone work-tops. Appliances include electric oven and hob, dishwasher and washer/dryer.

The kitchen has a hatch in the floor that opens to reveal the cellar, ideal for additional storage. The living area enjoys the view to the courtyard garden through large windows and French patio doors.

The garden is low maintenance due to the artificial lawn and benefits from a sheltered position, ideal for outside dining and relaxing.

To the first floor, there are two bedrooms; the larger of the two boasting fitted, built-in wardrobes.

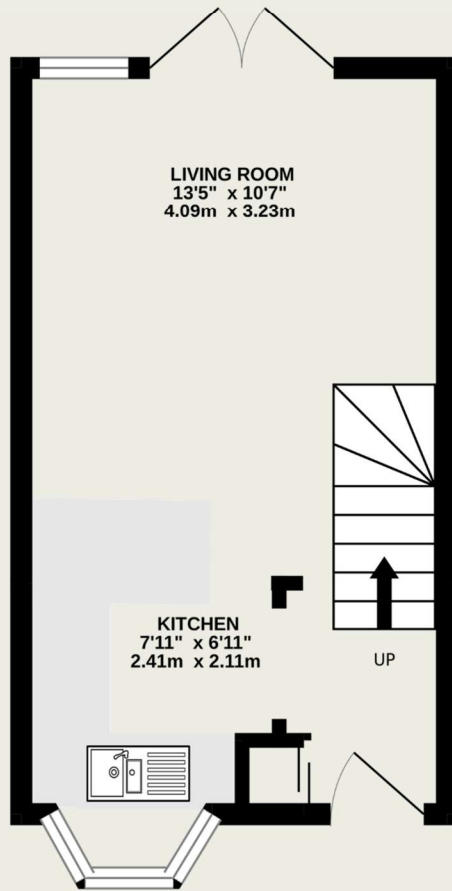
The contemporary bathroom is finished with oversized wall tiling and chrome finishings and there is a back light vanity unit for storage and a bathtub with shower over.

Location

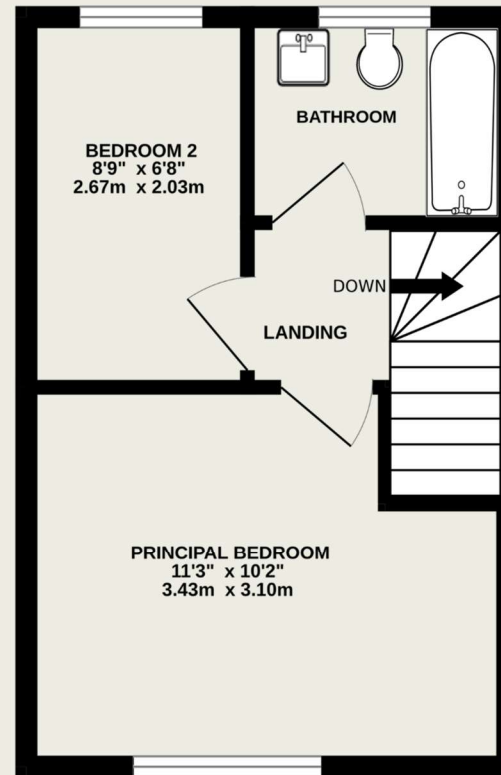
Spencer Street is enviably located in the heart of central St Albans being equidistant of both St Albans mainline station with regular trains into London St Pancras and the Abbey Station making this an ideal proposition for a busy London commuter. The abundance of shops, bars, cafes and restaurants are on your doorstep.







GROUND FLOOR
257 sq.ft. (23.9 sq.m.) approx.



1ST FLOOR
257 sq.ft. (23.9 sq.m.) approx.

TOTAL FLOOR AREA : 514 sq.ft. (47.8 sq.m.) approx.

This floor plan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such