


Winchester House
Abbey Mill Lane
St. Albans
AL3 4HG

 2 Bedrooms

 1 Bathroom

 1 Reception Room

 Allocated Parking +
Visitors Parking

 Communal Gardens

 EPC Band TBC



Council Tax
Band: E £2,634.03 (2024/2025)
Local Authority: St Albans City &
District Council
Service Charge (March 2024/2025):
£1,734.53 + Reserve Fund of: £1,241.24
Ground Rent (March 2024/2025):
£618 per annum

Guide Price
£425,000 Leasehold

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A spacious, two bedroom second floor apartment with allocated parking in an exclusive gated development. Set within a picturesque Conservation Area, this property is offered for sale with the benefit of no onward chain.

Description

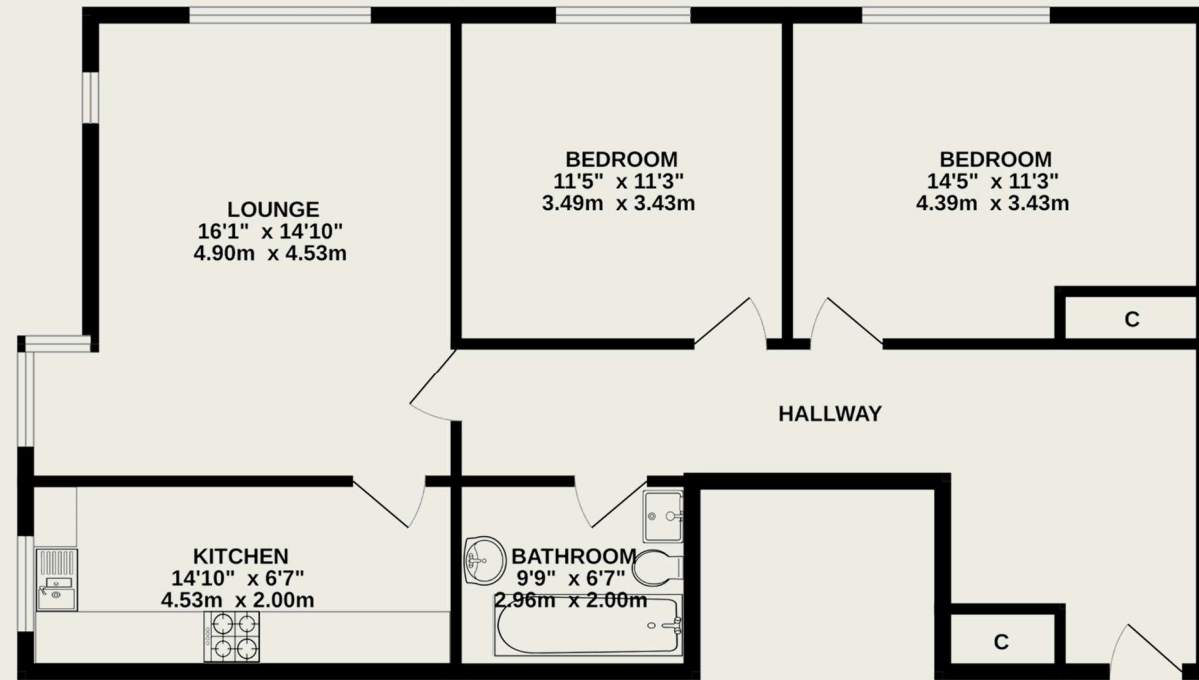
In a picturesque location and just a short walk from St Albans Abbey, Winchester House is accessed via a private gated entrance and is set within well maintained communal gardens. The front door to the apartment opens into a spacious hallway with fitted storage and this leads to a smart reception room offering stunning views over Verulamium Park. A door from the reception room leads to the well appointed kitchen, fitted with an excellent range of wall and base units. The property further benefits from two bedrooms, both of which are doubles and a bathroom. The apartment has allocated parking, and spaces are also available for visitors and is being offered the benefit of no onward chain.

Location

The property is approached via Abbey Mill Lane and is located on the edge of Verulamium Park. The extensive amenities of St Albans city centre are a short walk away and both St Albans City and Abbey Flyer stations are within easy reach, providing fast train links into central London.

Tenure

Leasehold, 125 years from 25 March 1989



TOTAL FLOOR AREA : 844 sq.ft. (78.4 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

Important Information

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