



Albert Street, St. Albans, AL1 1RU

welcome to

Albert Street, St. Albans

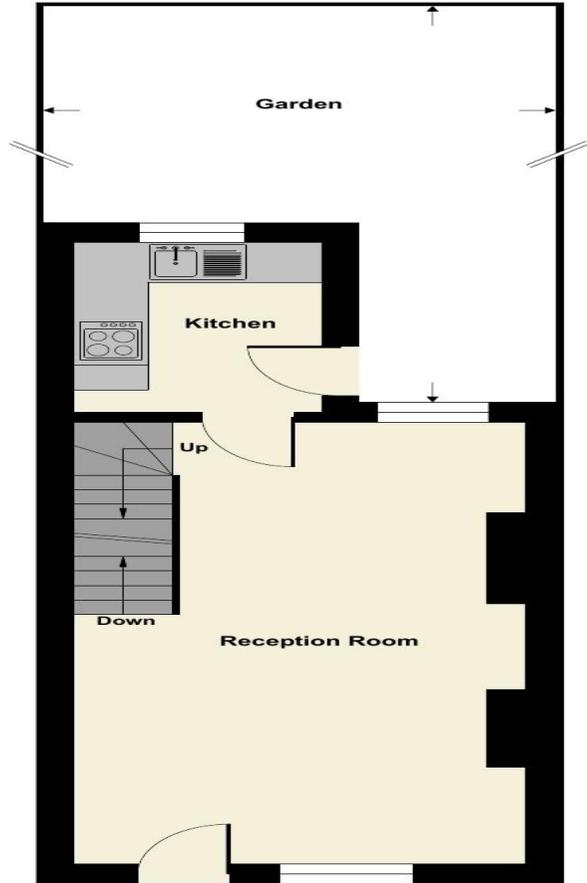
Located on Albert Street, this charming two-bedroom semi-detached Victorian cottage enjoys a highly sought-after central St Albans location, just off Holywell Hill and within under a mile of St Albans City train station.



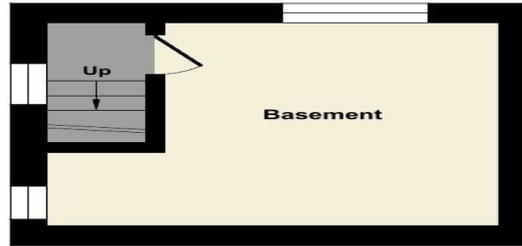
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Approximate Area = 765 sq ft / 71 sq m

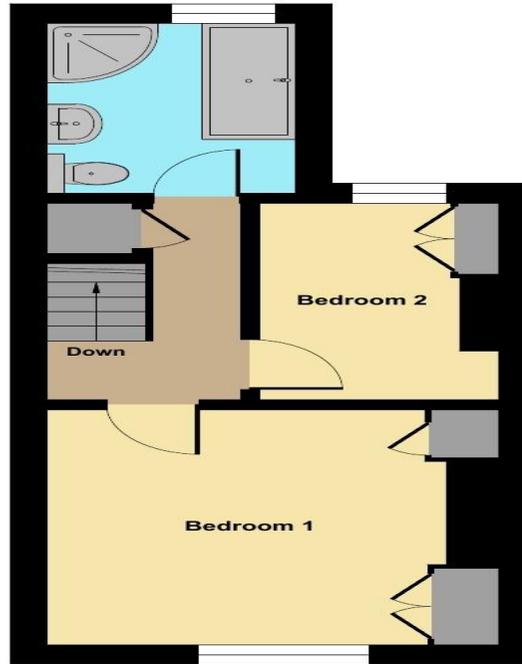
For identification only - Not to scale



GROUND FLOOR



LOWER GROUND FLOOR



FIRST FLOOR

Reception Room

21' 11" max x 12' max (6.68m max x 3.66m max)

Kitchen

8' 6" x 6' 7" (2.59m x 2.01m)

Basement

11' 10" max x 10' max (3.61m max x 3.05m max)

Bedroom 1

12' max x 11' 8" max (3.66m max x 3.56m max)

Bedroom 2

10' 6" x 6' 5" (3.20m x 1.96m)

Bathroom



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- Semi-Detached Victorian Cottage
- 2 Bedrooms
- Residents Parking
- Under a Mile to St Albans Train Station
- Basement Room Ideal for Home Office

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£675,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/ALB106125



Property Ref:
ALB106125 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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