



**Lower Dagnall Street, St. Albans, AL3 4PT**



**welcome to**

**Lower Dagnall Street, St. Albans**

This beautifully presented two-bedroom apartment with Cathedral views and allocated parking located in the heart of St Albans offering a blend of modern comfort and historic charm. The dual-aspect, open-plan living room is bathed in natural light providing a warm and inviting space.





## Hallway

## Living Room / Kitchen

17' 6" max x 14' 11" max ( 5.33m max x 4.55m max )

## Bedroom 1

14' 4" x 11' 7" ( 4.37m x 3.53m )

## En-Suite

## Bedroom 2

10' 2" x 8' 5" ( 3.10m x 2.57m )

## Bathroom

Total floor area 59.7 m<sup>2</sup> (643 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Lower Dagnall Street, St. Albans

- 2 Bedrooms
- En-Suite
- Allocated Parking
- Open-Plan Living Area
- Cathedral Views

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 1700.00

Ground Rent: 395.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 2013.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£425,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/ALB105697](http://williamhbrown.co.uk/Property/ALB105697)



Property Ref:  
ALB105697 - 0005

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william h brown



**01727 834838**



[StAlbans@williamhbrown.co.uk](mailto:StAlbans@williamhbrown.co.uk)



6 Chequer Street, ST. ALBANS, Hertfordshire,  
AL1 3XZ



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**