



3 Bedrooms



3 Bath/Shower Rooms



1 Reception Room



Allocated Parking



Courtyard Garden



EPC Band D

Council Tax

Band: E £2,758.72 (2025/2026)

Local Authority

St Albans City & District Council

Service Charge: £2,580 per annum

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Cadoxton Place, Avenue Road, St. Albans, AL1 3PY
Guide Price £650,000 Freehold

Cadoxton Place, Avenue Road, St. Albans, AL1 3PY

A charming three bedroom, three bathroom townhouse forming part of an impressive Victorian conversion. The property has an excellent central location, gated access and the benefit of allocated parking.

Beautifully Presented Converted Victorian Townhouse

Three Bedrooms + Three Bathrooms

Contemporary Interior Blended with Period Features

Allocated Parking

Courtyard Garden

Close to St Albans City Centre & Mainline Station

Description

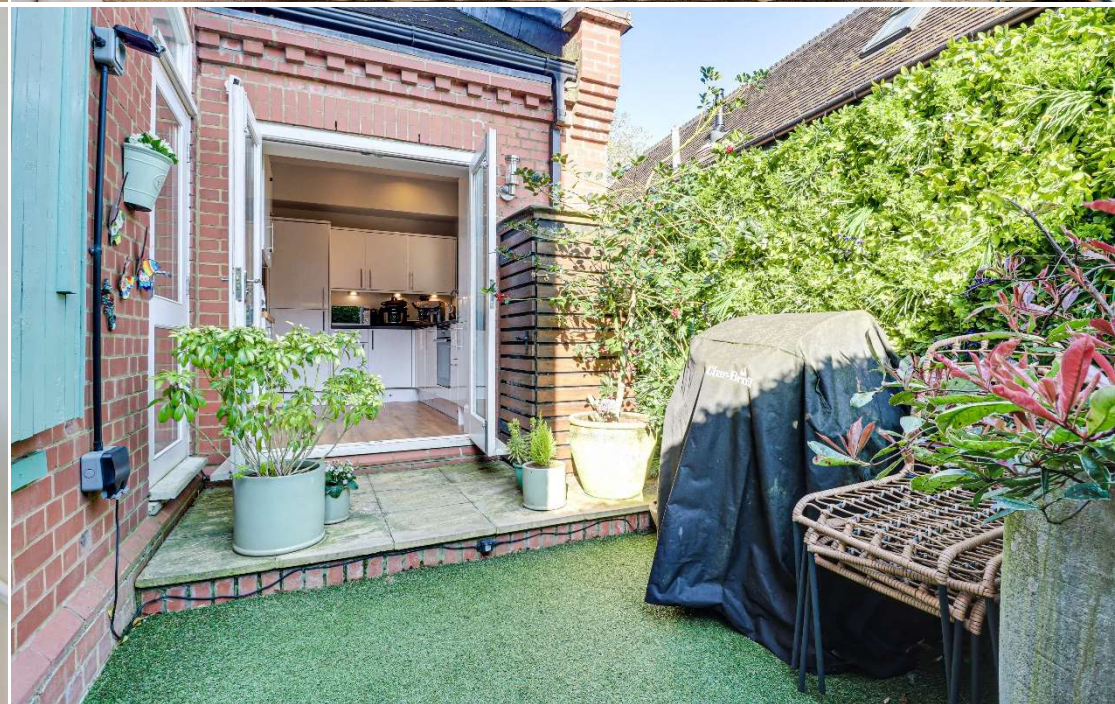
This lovely property is quietly situated to the rear of an historic and iconic landmark building in central St Albans and has private gated access. With a high specification finish throughout, its contemporary interior beautifully complements the retaining period features. The accommodation includes a welcoming hallway leading into the impressive kitchen. High ceilings, feature lighting and an abundance of natural light are a feature of this property, with the kitchen benefiting from a window to the side and double doors leading onto the pleasant courtyard garden. With granite and solid oak worktops, along with numerous integrated appliances, the kitchen includes a range of high gloss floor and wall cupboards. The stylish dining and living room are beyond, and this also has a window and a door onto the garden. The ground floor also features a double bedroom which could serve as an excellent study and a beautifully finished shower room. On the first floor, the spacious principal bedroom has a smart modern en-suite bathroom and useful utility cupboard, whilst on the second floor there is a further double bedroom with an en-suite shower room. The property also benefits from several large and useful storage cupboards and loft areas.

Please note there is a maintenance charge of £634 per quarter which covers the building insurance, external window cleaning, gardening, bin storage maintenance, general maintenance repairs reserve contribution and management company.

Location

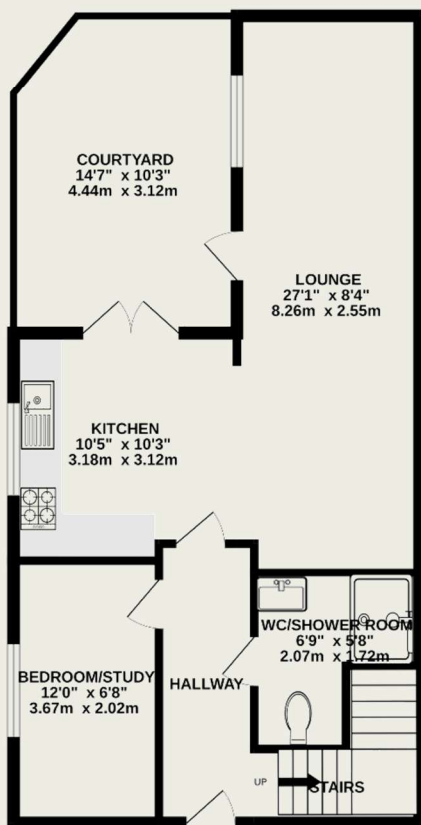
Cadoxton Place is set back from Avenue Road, and is in an excellent central location, just a short walk from the mainline station. The wide range of amenities in St Albans city centre is close by as is the green space of Clarence Park.





Important Information

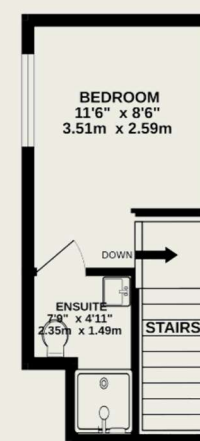
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GROUND FLOOR
540 sq.ft. (50.2 sq.m.) approx.



1ST FLOOR
348 sq.ft. (32.3 sq.m.) approx.



2ND FLOOR
154 sq.ft. (14.4 sq.m.) approx.

TOTAL FLOOR AREA: 1042 sq.ft. (96.8 sq.m.) approx.

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