



2 Bedrooms



1 Bathroom



1 Reception Room



Off-Street Parking



South-Facing Garden



EPC Band C

Council Tax
Band: C £2,006.35 (2025/2026)

Local Authority
St Albans City & District
Council
Holding Deposit: £426.92
Deposit: £2,134.60

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Kenton Gardens, St. Albans, AL1 1JS
£1,850 pcm

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A beautifully presented and larger-than-average two double bedroom first floor maisonette, recently redecorated to a very high standard and featuring; a private rear garden with large useable garden room/home office, driveway parking, and large, bright rooms.

🏡 Stunning two double bedroom maisonette

🏡 Wonderfully bright and spacious rooms

🏡 Private front door

🏡 Fully fitted kitchen with appliances

🏡 Large living room overlooking the rear garden

🏡 Smart bathroom with shower

🏡 Private rear garden

Description

This stunning first floor maisonette has been recently redecorated and upon entering via the private front door, you walk into the entrance hall with useful storage cupboard, and stairs that lead to the first floor landing, which opens to the fabulously light and bright living room, with an additional space for a study/dining area featuring floor to ceiling windows that flood the apartment with natural light. To the front you have two great sized double bedrooms, the second bedroom boasting a lovely bay window and the master offering fitted wardrobes. The well-proportioned and dual aspect kitchen/dining room has a great range of fitted units and work-top surfaces together with integrated appliances. Finishing the accommodation is the quality white bathroom with bathtub and shower over. Externally you have a low maintenance, sunny private garden which enjoys the benefit of a spacious garden room/home office/gym with power and light. To the front there is a driveway with off- street parking.

Location

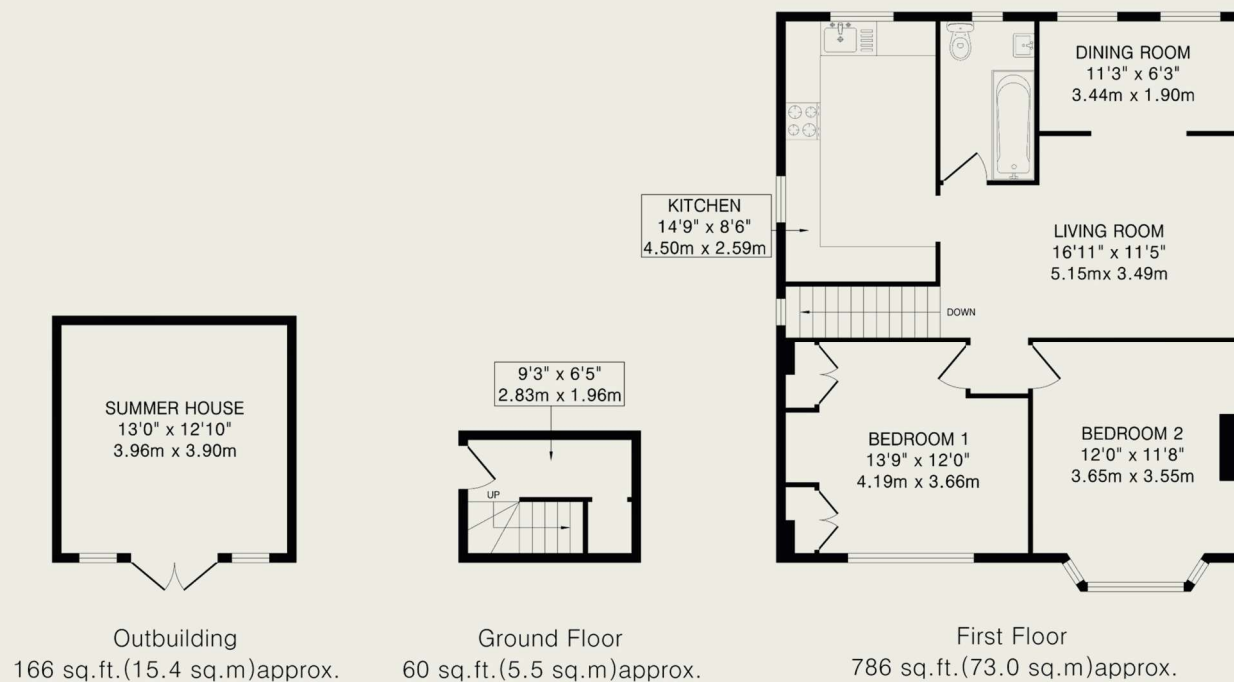
Kenton Gardens is well situated just off London Road and is within easy access to both the City Centre and Mainline railway station, which offers a fast and efficient rail service into St. Pancras railway station.





Important Information

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2021 equated to £48.36 per referral.



TOTAL FLOOR AREA: 1012 sq.ft. (93.9 sq.m) approx.
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