



2 Mandeville Mews Mandeville Drive, St. Albans, AL1 2LE

Lanes are pleased to offer this newly built 2023 three bed, three bath terraced house. The property benefits from a living room, WC and a fully fitted modern kitchen/diner with doors out to your garden.

As you come up the stairs to the first floor, you have a large master bedroom with en-suite, a large family bathroom and an additional double bedroom. Moving to the third floor you have one more, large double bedroom with a private bathroom adjacent.

The garden comes equipped with a mix of patio and grass areas as well as a shed for outdoor storage.

£2,300 PCM



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		86	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

