



DRUCE
▲ & PARTNERS ▲

9 Old Garden Court
St. Albans, Herts AL3 4RQ
Guide Price £995,000

A spacious 4 Bedroom Town House with 4 Bedrooms, 3 Bathrooms (2 en-suit) in superb landscaped gardens within prestigious development in central Old Conservation Area adjacent to "The Brickie" parkland and within a short walk of the City Centre with its excellent amenities and close to St Albans Abbey, Verulamium Park and Lake. St Albans mainline station into London St Pancras is about 1 mile away. Roof top views over to St Albans School and the Abbey.



GROUND FLOOR

Entrance Hall:

Storage cupboard. Radiator. Stairs to first floor.

Bedroom 2:

11'10" x 11'2" (3.61m x 3.40m)

Radiator. Windows to front with views over communal gardens.

En-Suite Shower Room:

Shower cubicle with chrome shower fitting. Wash hand basin with cupboard under. Low level WC. Radiator/towel rail. Extractor. Tiled walls.. Electric shaver point.

Cloakroom:

Wash hand basin with cupboard. WC . Radiator. Extractor.

Utility:

6'0" x 5'11" (1.83m x 1.80m)

Range of wall and base units work surfaces. Plumbing for washing machine. Recess for dryer.

Dining Room:

10'8" x 10'4 (3.25m x 3.15m)

Double doors opening onto courtyard garden with views over banked communal gardens. Radiator. Tiled floor. Communicating with:-

Breakfast/Kitchen

18'4" x 11'10" (5.59m x 3.61m)

Range of fitted cupboards, drawers, wall cabinets and work surfaces. Single drainer sink. Recess and plumbing for dish washer. Integrated double oven, gas hob and extractor over. Space for fridge/freezer. Radiator.

FIRST FLOOR

Landing:

Airing cupboard with hot water cylinder.

Living Room:

18'10" x 17'5" max (5.74m x 5.31m max)

Double doors to wide Balcony with views over to St Albans Abbey. Windows overlooking communal gardens. Radiator. Feature fireplace surround with gas fire.

Balcony:

Bedroom 3:

10'8" x 10'2" (3.25m x 3.10m)

Views over rear courtyard garden and communal gardens. Radiator..

Bedroom 4:

10'10" x 7'1" (3.30m x 2.16m)

Views over rear courtyard garden and communal gardens. Radiator.

Bathroom:

Shower cubicle with chrome shower fitting. Wash hand basin with cupboard under. WC. Chrome radiator/towel rail. Extractor.

SECOND FLOOR

Principal Bedroom:

17'5" x 11'10" (5.31m x 3.61m)

Range of built in wardrobes. Radiator. Wide bay window with views over communal gardens and across to St Albans Abbey.

En-Suite Shower Room:

Panelled bath with shower fitting. Porcelain wash hand basin and worktop. WC. Radiator/towel rail. High level opaque window. Fully tiled walls.

OUTSIDE

Brick paved front courtyard garden. Bin store.

Rear Garden:

Rear courtyard garden. Banked well stocked communal gardens .

Annual contribution of £1,600 to Old Garden Court Residents' Association.

Garage in block.

18'8 x 8'8 (5.69m x 2.64m)

Light and power.

Additional Resident and Visitors' parking.

Council Tax:

Council Tax Band: G
Annual Price: £3,323

EPC Rating:

Band C.

Viewing

Through Druce & Partners, telephone: 01727 855232
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Agents Note

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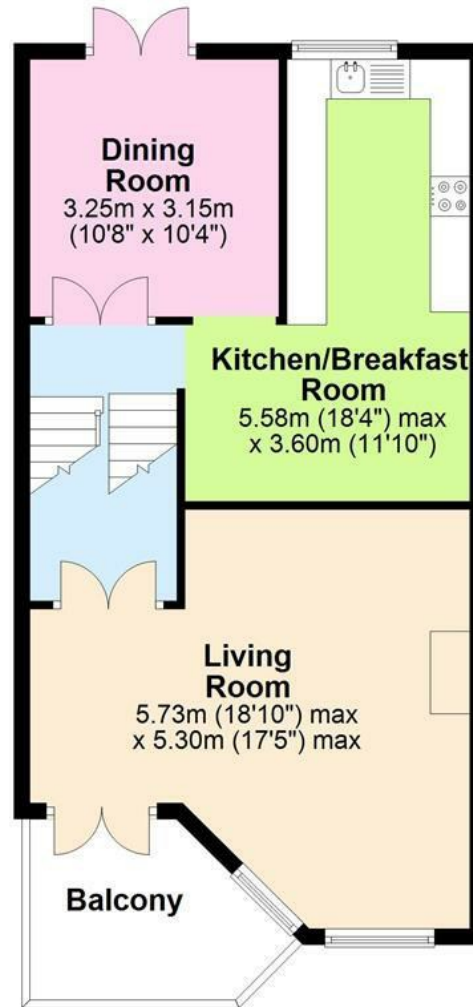






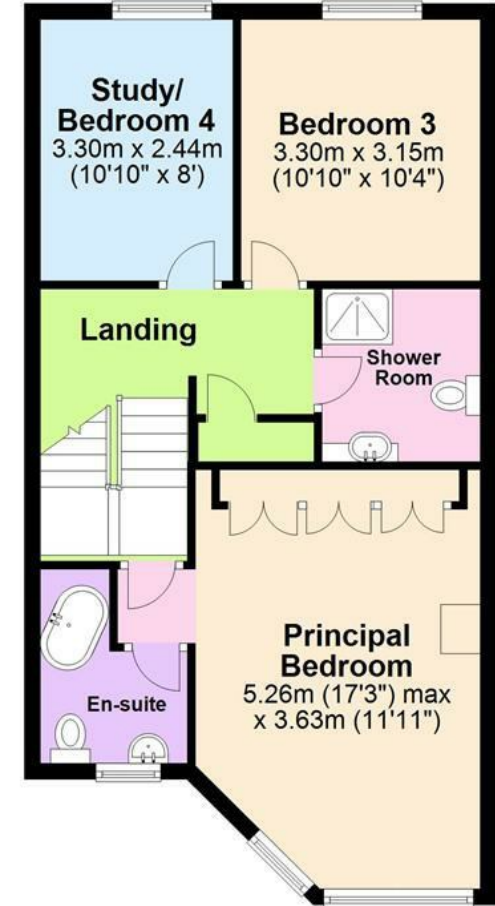
First Floor

Approx. 56.7 sq. metres (610.1 sq. feet)



Second Floor

Approx. 57.1 sq. metres (614.5 sq. feet)



Main area: Approx. 140.9 sq. metres (1516.2 sq. feet)
Plus garage, approx. 15.2 sq. metres (163.6 sq. feet)

Identification Purposes only. Not to scale.

Plan produced using PlanUp.