



**DRUCE**  
▲ & PARTNERS ▲

6 Old Garden Court  
St Albans, AL3 4RQ  
Guide Price £925,000



A spacious 4 Bedroom Town House, with scope for updating, with 3 bathrooms ( 2 en-suite ), 19' living room with balcony, dining room, garage and parking. Set in superb landscaped gardens within a prestigious development adjacent to "The Brickie " parkland in heart of Old Conservation Area within short walk of City centre amenities, St Albans Abbey, Verulamium Park and Lake. St Albans mainline station into St Pancras International is about a mile away. Roof top views over to St Albans Abbey and St Albans School. Chain free.

## 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 shower fitting. Wash hand basin. WC. Radiator. Tiled walls.

### Cloakroom

Wash hand basin. WC. Radiator.

### Utility

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

Range of wall and base units works surfaces.

### 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.

### Breakfast/ Kitchen

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

Range of fitted cupboards, drawers, wall cabinets and work surfaces. 11/2 bowl single drainer sink. Integrated double oven, gashob and extractor over. Radiator.

## FIRST FLOOR

### Landing

Airing cupboard with hot water cylinder. Gas boiler.

### Living Room

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

Double doors to wide Balconey. Windows overlooking communal gardens. Radiator. Gas fire.

### Balcony

With views over communal gardens and across to St Albans Abbey and St Albans School.

### Bedroom 3

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

Views over rear courtyard garden and communal gardens. Radiator.

### Bedroom 4

10'9 x 8'1 (3.28m x 2.46m)

Views over rear courtyard garden and communal gardens. Radiator.

### Bathroom

Bath. Wash hand basin. WC. Radiator. Fully tiled walls.

## SECOND FLOOR

### Bedroom 1

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

Range of fitted wardrobe cupboards. Radiator. Wide bay window with views over communal gardens and across to St Albans Abbey.

### Garage In Block

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

### En-Suite Shower Room

Shower cubicle. Wash hand basin. WC. High level opaque window. Radiator. Fully tiled walls.

## OUTSIDE

Brck paved front courtyard garden. Bin Store.

### Rear Garden

Courtyarsd garden. Banked and well stocked communally maintained garden

Annual contribution of £1,600 p a to Old Garden Court Resident's Association.

### Additional Residents and Visitors Parking

### All Mains Service

### Council Tax

Band G. Currently £ 3,591.85p.a.

### EPC Rating

Band C.

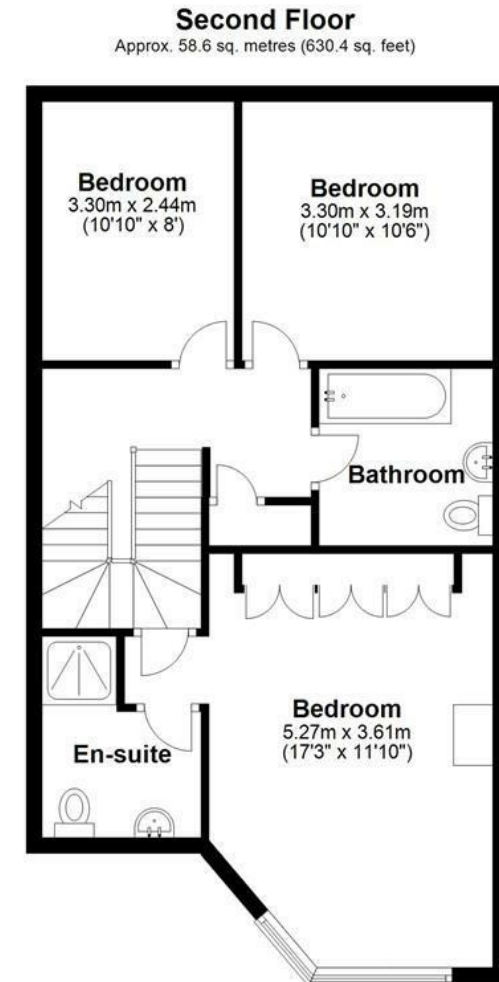
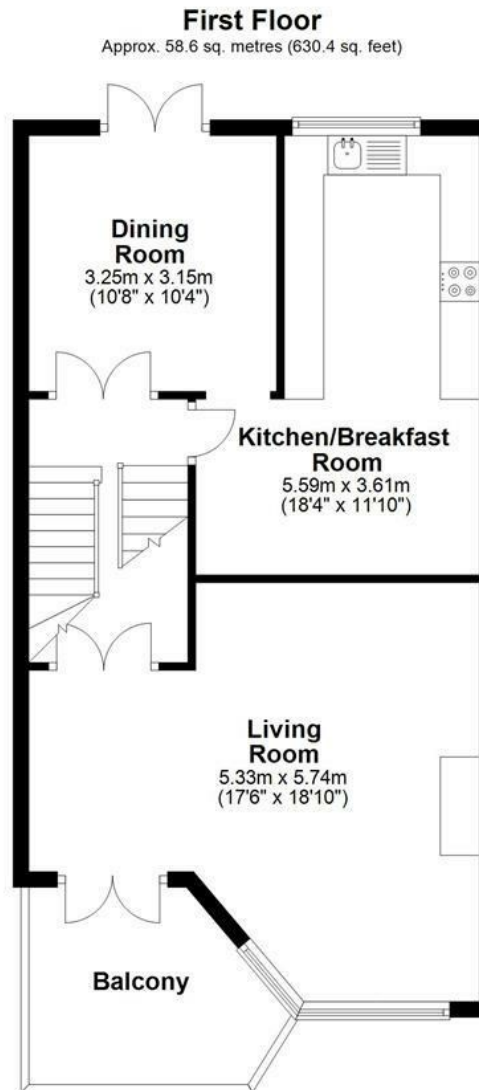
### Viewing

Through Druce & Partners, telephone: 01727 855232 sales@druce-partners.co.uk

### Agents Note

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Main area: Approx. 144.2 sq. metres (1551.9 sq. feet)  
Plus garages, approx. 15.2 sq. metres (163.8 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio  
Plan produced using PlanUp.



