



DRUCE
▲ & PARTNERS ▲

5, Cadoxton Place ,29 Avenue Road
St. Albans, AL1 3PY
Guide Price £735,000

Forming part of an impressive character residence conversion in the heart of the City centre this 3 bedroom, 3 bathroom Freehold property offers well planned accommodation of approx 1,382 sq ft with high ceilings throughout, double glazed sash windows and Karndean wood flooring to ground floor. The property is Chain Free and ready to move into.

The property is accessed by it's own front door with deep entrance hall, cloakroom, L-shaped dining kitchen with integrated appliances and double casement doors to private terrace, stairs down to lower ground floor utility room.

The first floor includes an L-shaped living room, bedroom and shower room. On the second floor there is the principal bedroom with wardrobe cupboards and en-suite shower room, further bedroom and family bathroom.

Cadoxton Place is ideally positioned in highly desirable Avenue Road within easy walk of the City centre amenities and the mainline station into St Pancras International and close to favoured schools and open spaces of Clarence Park.

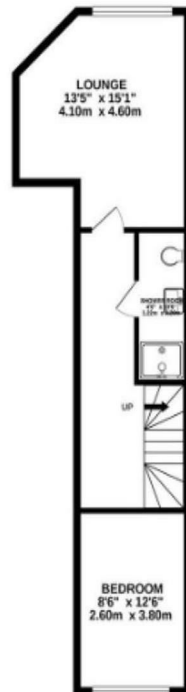
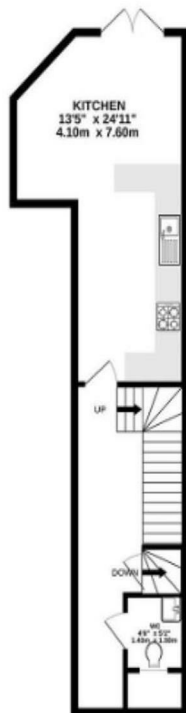
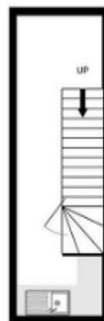


BASEMENT
155 sq ft (14.4 sq m) approx.

GROUND FLOOR
409 sq ft (38.0 sq m) approx.

1ST FLOOR
409 sq ft (38.0 sq m) approx.

2ND FLOOR
409 sq ft (38.0 sq m) approx.



Total floor area 1382sq ft / 128sq m

GROUND FLOOR

Deep Entrance Hall

Cloakroom
Boiler and thermostat

Kitchen / Dining Room
24'11 x 13'5 max (7.59m x 4.09m max)
Sink, wall & floor units, integrated appliances, double casement doors to private courtyard garden.

LOWER GROUND FLOOR

Utility Room
Cupboards, sink, mega flow tank

FIRST FLOOR

Landing

L shaped Living room
15'1 x 13'5 max (4.60m x 4.09m max)

Bedroom 2
12'6 x 8'5 (3.81m x 2.57m)

Shower Room
Shower cubicle, wash basin, WC

SECOND FLOOR

Landing

Bedroom 1
17'9 x 11'6 max (5.41m x 3.51m max)
Fitted wardrobe cupboards

En-suite Shower Room

Bedroom 3
12'6 x 8'5 (3.81m x 2.57m)

Family Bathroom
Bath, wash basin, WC

OUTSIDE

Communal garden . Gated access,

Private Courtyard Garden

Allocated gated off-road Parking

ALL MAINS SERVICES

EPC
BAND - C

Council Tax
Band - F -£3,260.30 p.a

Agents Note

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 Druce & Partners or the Vendors and they cannot be relied upon as representations of fact. Intending purchasers must satisfy themselves by inspection or otherwise as to their correctness. The Vendors do not make or give, and neither Druce & Partners nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. Measurements and Other Information

1. All measurements are approximate.
2. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact Druce & Partners and we will be pleased to check the information for you, particularly if contemplating traveling some distance to view the property.

Viewing

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	85
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	

