



Flat 2, 18 Lemsford Road, St. Albans, AL1 3PB
Guide price £425,000 Leasehold - Share of Freehold



Flat 2, 18 Lemsford Road

St. Albans, AL1 3PB

A truly unique garden flat forming part of a converted Victorian house with the rare benefit of a superb walled garden with a detached garden cabin/home office. The property benefits from its own front entrance and front door, allocated off street parking space, no onward chain, and a share in the Freehold.

The property is accessed via a private secure gate leading into a wonderful walled garden with a paved patio area leading to the part-glazed front door. The wonderfully bright and spacious lounge/dining/kitchen benefits from a dual aspect and high ceilings. A stylish fitted kitchen offers a range of wall and base units with granite worktops extending to provide a breakfast bar area and there are a range of quality integrated appliances. A separate utility room provides further wall and floor units, a sink, space for white goods and a wall mounted gas boiler. The generous double bedroom also benefits from high ceilings, a sash window, fitted wardrobes with sliding doors and access to a quality en-suite. This modern bathroom offers a bath with shower above and screen, basin with storage below, W.C. a storage unit, heated mirror and a sash window to the side.

Externally, the private paved garden enjoys far reaching views of the treetops in Clarence Park, a mature fig tree and access to a superb, detached garden cabin. This quality addition provides light, power and mains central heating and could be enjoyed as a home office or studio. There is an allocated off street car parking space and further communal garden area.

Lemsford Road is perfectly situated for commuters with St. Albans City train station just 5 minutes' walk away and the vibrant City centre within a 10-minute walk. There are also excellent local schools close by and is within easy reach of green space of Clarence Park, local shops, and services.





ACCOMMODATION

Lounge/Kitchen/Dining Room

18'9 x 16'5 (5.72m x 5.00m)

Utility Room

Bedroom

13'8 x 12'8 (4.17m x 3.86m)

En-Suite

OUTSIDE

Rear Garden

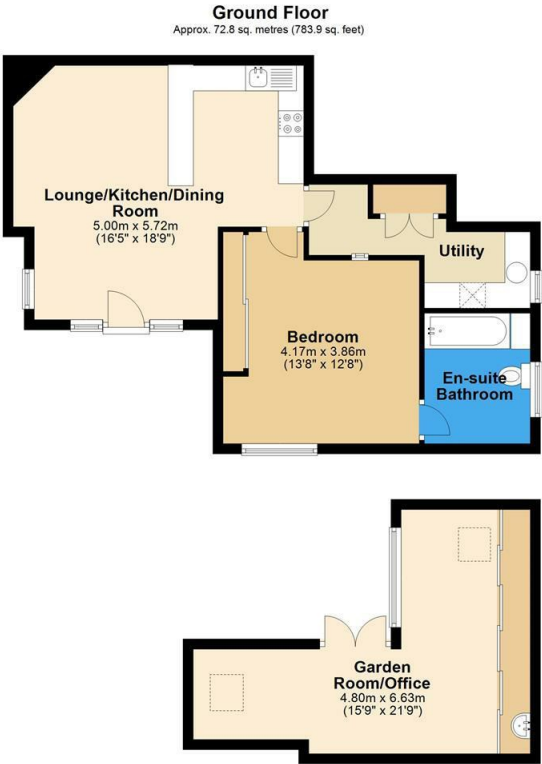
Garden Room/Office

21'9 x 15'9 max (6.63m x 4.80m max)

Allocated Parking Space



Floor Plan



Total area: approx. 72.8 sq. metres (783.9 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
Plan produced using PlanUp.

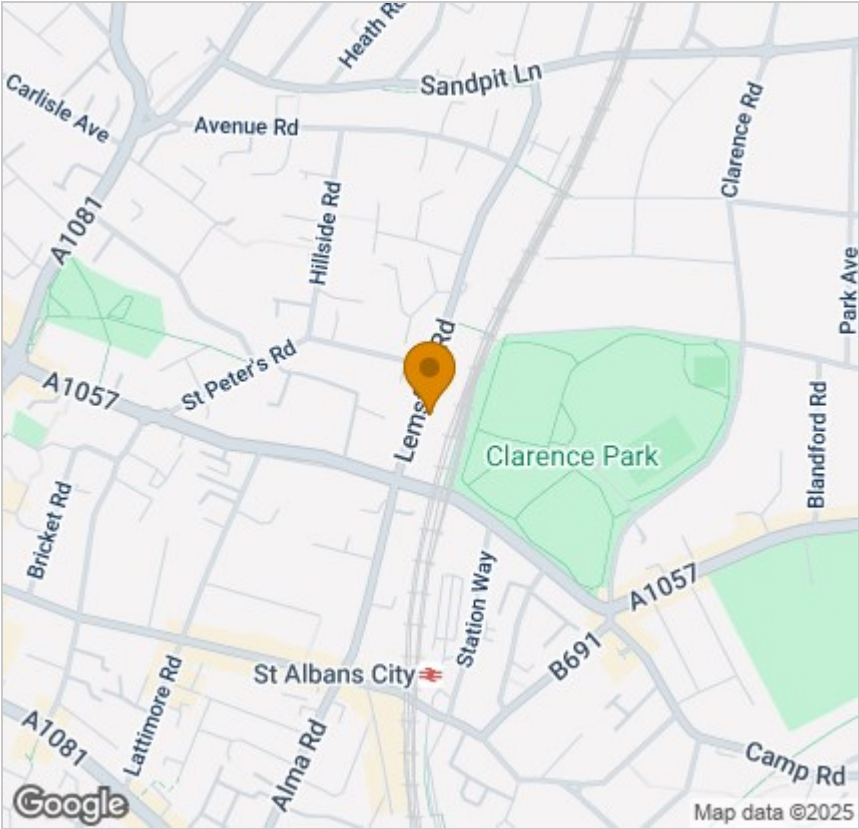
Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

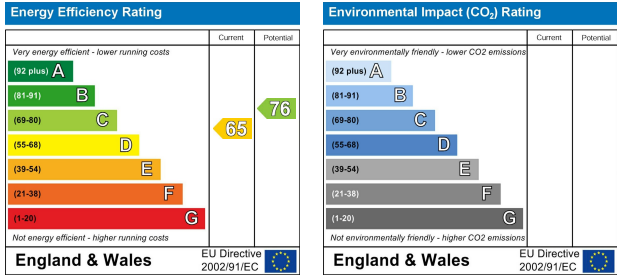
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Longmire House 36-38 London Road, St Albans, AL1 1NG
01727 223344 | Email: sales@paul-barker.co.uk | www.paul-barker.co.uk

Area Map



Energy Efficiency Graph



Paul Barker
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