



17 Taylor Close, St. Albans, AL4 9YB

Guide price £325,000 Leasehold





## 17 Taylor Close

St. Albans, AL4 9YB

Welcome to this delightful two-bedroom first floor apartment with a garage en bloc offering a perfect blend of comfort and practicality for modern living. Offering approximately 581 sq. ft. (54 sq. metres) and a long lease of 146 years is ideal for first-time buyers, downsizers, or investors looking for a home that combines individuality and convenience. Early viewing is highly recommended to appreciate everything this special property has to offer.

The accommodation begins with a welcoming hallway and stylish wooden doors to all rooms. The spacious open-plan living area provides a welcoming and versatile space for relaxing and entertaining with a lounge area, a dining area overlooking greenery and a modern kitchen boasting seamlessly integrated appliances offering a practical layout for contemporary living.

The main bedroom is generously sized and benefits from beautifully fitted wardrobes, a dressing area. A second bedroom offers flexibility, ideal as a guest room, study, or dressing room. The apartment is further served by a stylish and fully tiled bathroom room, including a W.C, basin and bath with shower above.

Externally the property include a private garage for parking or a great space for extra storage and wonderful communal grounds for residents to enjoy.

Taylor Close is conveniently located on the edge of the popular Jersey Farm development offering a parade of local shops including a Tesco, local doctors, pharmacy and a friendly pub as well as Jersey Farm Woodland Park for wonderful countryside walks. Marshalswick Quadrant is also only a short walk away and there are also several sought-after local schools close by. St Albans City centre and mainline train station are easily accessible and the green space of Heartwood Forrest.







## ACCOMMODATION

### Entrance Hall

### Lounge

14'11 x 14'1 (4.55m x 4.29m)

### Kitchen

8'10 x 7'9 (2.69m x 2.36m)

### Bedroom

12'4 max x 11'1 (3.76m max x 3.38m )

### Bedroom

9'1 x 8'10 (2.77m x 2.69m)

### Bathroom

Lease Remaining -

Service Charge -

Ground Rent -





Floor Plan



Total area: approx. 54.0 sq. metres (581.0 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.

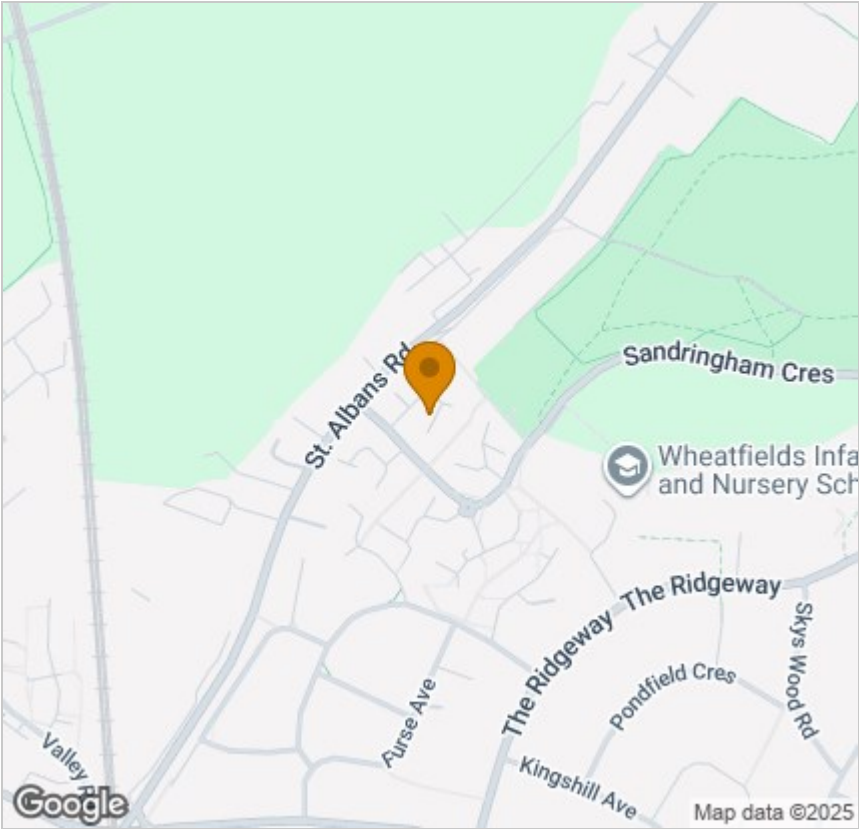
Viewing

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

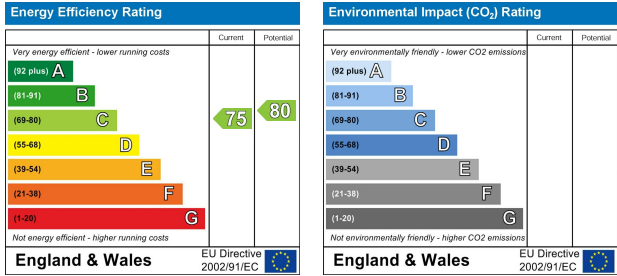
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Area Map



Energy Efficiency Graph



Paul Barker  
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