



6 Grange Street Mews Grange Street, St. Albans, AL3 5UQ
Guide price £850,000 Leasehold - Share of Freehold



6 Grange Street Mews Grange

St. Albans, AL3 5UQ

Offering 1454sqft of accommodation, situated within a private gated development and offered for sale with no upper chain is this well presented two bedroom home on Grange Street, perfectly positioned to take advantage of the vibrant city centre and is within walking distance to the mainline railway station.

The property is bright and well presented with accommodation arranged over two levels. The ground floor hosts a stunning living room that leads into the modern fitted kitchen with an array of cupboards and work surfaces. The property also boasts a separate dining area and makes the perfect entertaining space. The reception rooms both have access and look out to the private rear garden which is decked and enjoys a bright aspect.

To the first floor there is a stunning, master bedroom complete with walk-in wardrobe, en-suite shower room and characterful vaulted ceiling with several full length windows allowing natural light to flood into the room. The second bedroom, again an excellent sized double room, shares the same bright aspect that's a common theme of this home. The large family sized bathroom with white suite completes the layout of this floor.

Other features include a large storage/utility room, one off-road private parking space to the front of the property, further on street resident parking spaces are available to residents, a second garden storage space and an intercom security system.





ACCOMMODATION

Entrance Hall

Utility

Lounge

16'0" x 12'1" (4.90 x 3.69)

Family Room

11'3" x 23'3" (3.44 x 7.11)

Dining Room

13'11" x 10'2" (4.26 x 3.12)

Kitchen

13'1" x 11'3" (4.01 x 3.44)

FIRST FLOOR

Bedroom 1

15'1" x 12'0" (4.62 x 3.68)

En Suite

Bedroom 2

16'2" x 11'2" (4.93 x 3.42)

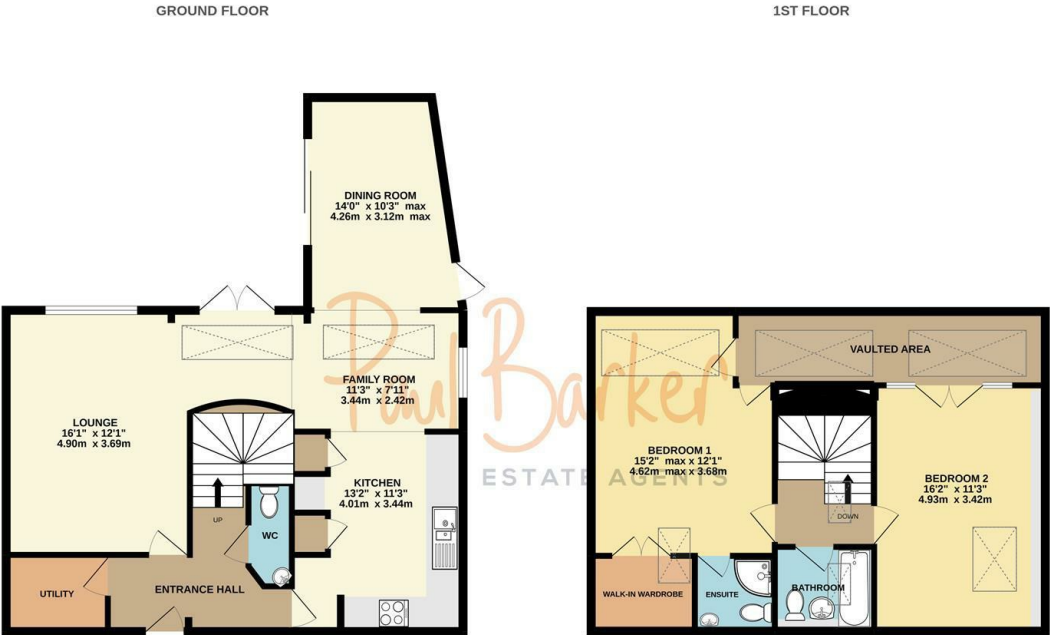
Bathroom

EXTERIOR

Courtyard Garden



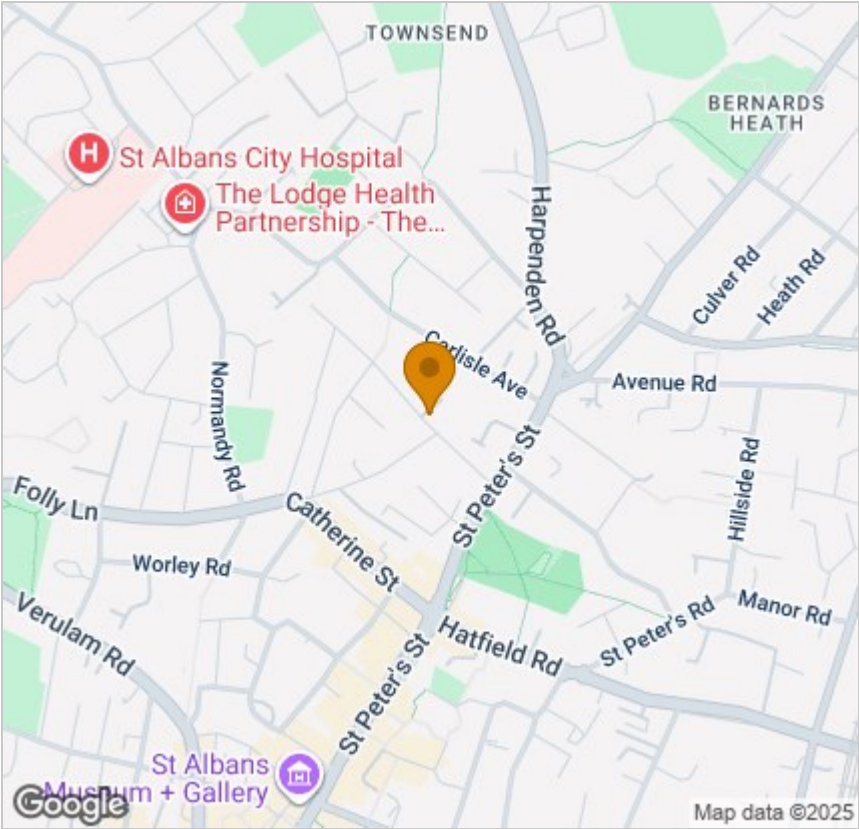
Floor Plan



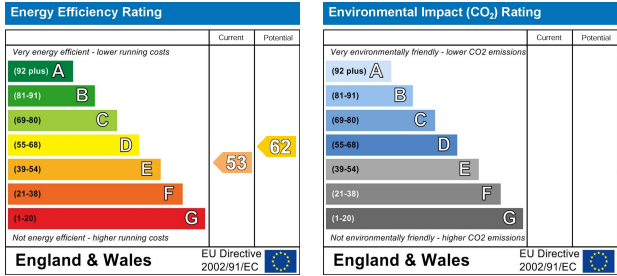
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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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