



## Victoria Street

St Albans | Hertfordshire | AL1 3TG

£480,000

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# STEP INSIDE

## Victoria Street

This exceptional two-bedroom, two-bathroom ground-floor apartment, built to an impeccable standard in 2018, is ideally located just moments from St Albans City Train Station and the vibrant Town Centre.

Featuring a premium fitted kitchen with Siemens appliances seamlessly integrated into a bright, open-plan living space, this stylish home is enhanced by bi-fold doors that lead to a private terrace.

Residents also enjoy the convenience of a designated parking bay within a secure gated car park.

Offered chain-free, this property is perfect for first-time buyers, downsizers, or buy-to-let investors seeking a modern, hassle-free investment opportunity.









# STEP OUTSIDE

## Victoria Street

St Albans offers the perfect blend of historic charm and modern convenience, making it an ideal place to call home. The city is steeped in rich history, with landmarks like St Albans Cathedral and the Roman ruins at Verulamium Park, providing a sense of character and culture rarely found in other towns. Its picturesque streets are lined with independent shops, boutiques, and a vibrant array of restaurants, cafés, and pubs. The city's excellent schools, both primary and secondary, make it a top choice for families, while its green spaces and parks offer plenty of opportunities for outdoor activities and relaxation.

In addition to its historic appeal, St Albans benefits from exceptional transport links, making it a highly desirable location for commuters. With direct trains to London St Pancras in under 20 minutes, and close proximity to major roadways like the M1 and M25, getting around is effortless. The community here is thriving, with a calendar of local events, a bustling market, and a friendly, welcoming atmosphere. Whether you're looking for a peaceful suburban retreat or a lively city experience, St Albans offers the best of both worlds, making it a highly sought-after destination for a wide range of homeowners.



### Essex House

Approx. 67.8 sq. metres (729.8 sq. feet)



Total area: approx. 67.8 sq. metres (729.8 sq. feet)

- Chain Free
- Two Double Bedrooms
- Ideal for commuters
- Gated parking
- Ground Floor
- Built approx. 6 years ago
- Walkind Distance Of Thameslink Station
- Communal Entrance
- Bathroom & En-suite
- Council tax Band C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	80	80
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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