



HEARTWOOD
HOMES

Albert Street, St. Albans, AL1 1RT

2 1 1



Take a look?
Call us today

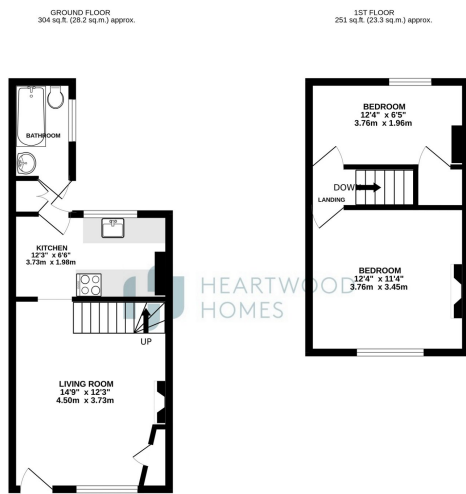
Stepping out to a stunning view of the cathedral is often a highly anticipated experience, and here you have it on your doorstep! This beautiful period cottage is set in the heart of St Albans' historic city centre Conservation Area, close to the stunning cathedral and Verulamium Park and lakes. The vibrant centre offers a wide selection of shops, eateries, pubs, and bars. You are perfectly located for sought-after local schools, including St Peters School which is under 237 meters away, as well as a variety of other popular primary and secondary schools. There is easy access to the mainline railway station with direct routes to London, and the Abbey Flyer station is also nearby. Close by is Westminster Lodge leisure centre, which boasts incredible facilities including a gym and swimming pools.

This attractive home offers a wealth of period features and must be seen. You enter into the living room with a feature fireplace, which leads on to the kitchen. From here, you access a lobby with built-in storage space and access to the ground floor bathroom and garden. On the first floor, there are two well-proportioned bedrooms and access to a useful loft space providing ample storage.

Externally, there is a local residents' permit carpark and on-street parking. To the rear is an enclosed and paved, easy-maintenance courtyard garden.

Please call us today to book your appointment to view this wonderful home. EPC Grade D.





TOTAL FLOOR AREA: 554 sq ft (51.4 sq m) approx.
 *Please note that this has been taken to meet the accuracy of the Standard Contract Terms, Measurements and Plans. Actual measurements may vary slightly due to construction tolerances and the way the property is built. The actual, current and applicable floor area will be stated on the title deed and the lease.



- Close to the station
- A must view
- Under 237m from St Peters School
- Close to popular schools
- Courtyard terrace
- Character features
- Generous living room
- Close to Abbey Flyer station to Watford Junction
- Set in the city centre conservation area
- EPC Grade D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	