



Romeland Hill, St. Albans



DAVID CHADWICK
ST ALBANS

7 Romeland Hill St Albans. AL3 4ET

Summary

Entrance hall | Inner hall | Sitting/dining room | Kitchen/breakfast room | Two double bedrooms | Bathroom | Balcony | Garage
Tenure – Leasehold 1045 years remaining | EPC rating – C |
Council tax band – D £2,155.11 | Service charge £2,541,07 | Ground rent £0.00 (Zero)

The Property

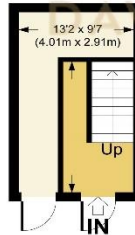
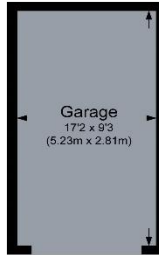
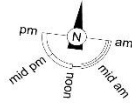
A superb contemporary first floor apartment offering immaculately presented accommodation that includes a spacious south-facing sitting/dining room with access to a south-facing balcony, a stylishly presented kitchen/breakfast room, also with lovely south-facing views, two double bedrooms, and a contemporary bathroom with a bath as well as a separate walk-in shower.

The apartment is part of small development occupying a superb position in the heart of the old conservation area on Romeland Hill with the apartment itself occupying an enviable location at the front of the development overlooking Romeland and with picturesque views towards the Abbey and St Albans boys' school. The apartment benefits from a south-facing balcony at the front while to rear there is the added advantage of a garage.

Romeland Hill is situated between George Street and Fishpool Street and is moments from Verulamium Park, is close to the city centre and provides easy access to both stations, well-regarded schools and extensive local amenities.







Ground Floor



First Floor

ROMELAND HILL AL3

APPROX. GROSS INTERNAL FLOOR AREA 1011.37 SQ FT / 93.96 SQ M. INC. GARAGE
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To confirm: These sales particulars have been prepared as a guide only. They are not a statement nor representation of fact. They do not form part of a contract. Room sizes are approximate and floor plans are not to scale and should therefore not be relied on for the purposes of planning, architectural alterations, building works or for the ordering of materials, fixtures, fittings, floor/wall coverings and/ or furnishings, whether freestanding or fitted. We have not carried out a survey nor tested the services or appliances. Prospective purchasers should satisfy themselves by inspection or otherwise.

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