



DAVID CHADWICK
ST ALBANS

Monastery Close
Abbey Mill Lane
St Albans



2 Monastery Close
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St Albans AL3 4HA

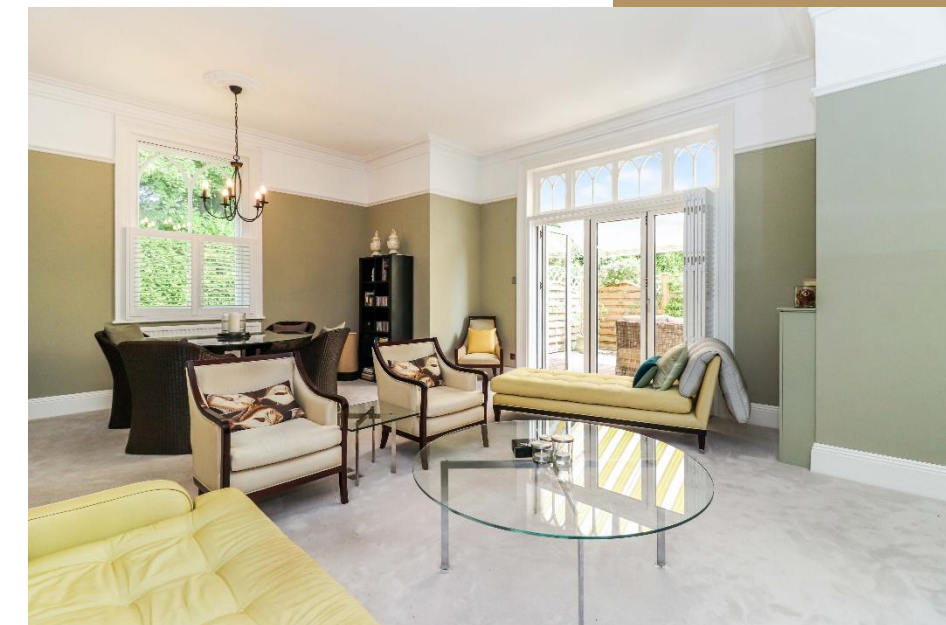
An elegant period residence
on the edge of the Abbey
grounds

Summary

Entrance hall | Inner hall | Sitting/dining
room | Kitchen/breakfast room | Two
double bedrooms | Principal shower room
| Ensuite bath/shower room | Private
terrace | Communal gardens | Allocated
parking space | Use of shared visitors'
parking | Leasehold 962 years | No
onward chain



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The Property

2 Monastery Close is an elegant period residence forming part of this well-considered conversion situated in an exceptional old conservation location on the edge of the Abbey grounds and within easy reach of the city centre, mainline station, extensive local amenities and well-regarded schools. The Abbey is literally on the doorstep, and Verulamium Park & Lakes are close by, with St Michael's Village just a little further.

With an impressive principal entrance to the side of the building leading to a welcoming entrance hall, the accommodation includes a substantial reception space combining separate sitting and dining areas, dual aspect, with doors to the sun terrace. A stylishly appointed kitchen/breakfast room is next, followed by a beautifully appointed main shower room and then two very comfortable double bedrooms, the principal suite including a well-appointed ensuite bathroom.

This unique property combines many period features including the high ceilings and generous windows typical of the finer properties of the era, with very well-considered and executed interior design to create a home that is both a pleasure to look at while being very comfortable and practical to live in.



Outside

Occupying the prime position within this small development, 2 Monastery Close enjoys immediate access to a private sun terrace at the rear, with access and views over the well-tended communal gardens and the paddock-style grounds beyond. There is allocated parking for one car and the shared use of visitors' parking, as well as a substantial timber shed for the sole use of the apartment.

Location

Situated in the heart of the old conservation Cathedral Quarter on the edge of the Abbey grounds, moments from the Abbey itself and within easy reach of the city centre, both stations, Verulamium Park & lakes, highly regarded schools, and extensive local amenities.

General

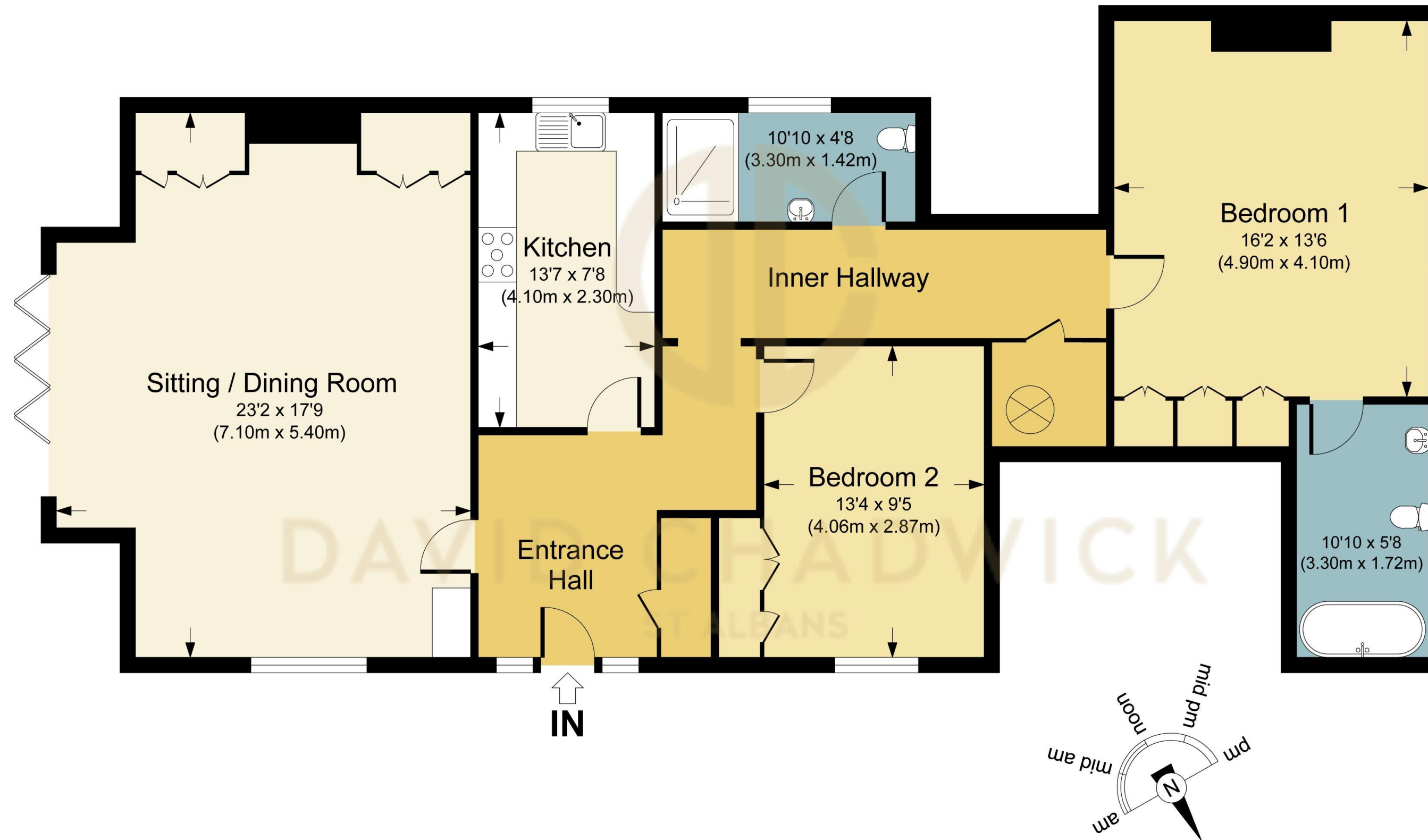
Tenure – Leasehold 962 years remaining
Services – Gas, electricity, water, and mains drainage
EPC rating – E
Council tax band – G £3,761.89 p.a.
Service charge - £538.80 per month







APPROX. GROSS INTERNAL FLOOR AREA 1,219.65 SQ FT / 1113.31 SQ M
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