



**Connells**

3 Howard Court Cottonmill Lane  
ST. ALBANS



### Property Description

A great first home or investor opportunity, this property boasts a long lease, an open plan kitchen living space, and two bedrooms with parking space.

**Interior Features:** The apartment boasts a bright and airy dual-aspect open plan kitchen/living room, providing ample space for both relaxing and entertaining. The two bedrooms offer comfortable accommodation, and the family bathroom ensures convenience for residents.

**Loft Area:** The inclusion of a large loft area provides valuable additional storage space or potential for conversion, subject to any necessary permissions.

**Parking:** The property benefits from an allocated parking space, providing convenience and security for residents with vehicles.

**Location:** Situated south of St Albans, Howard Court offers convenient access to various amenities. Its proximity to Abbey Flyer station, the city center, and Verulamium Park ensures easy access to transportation, shopping, dining, and recreational facilities.

**Lease Details:** With a long leasehold of approx 152 years remaining, the property offers stability and reassurance for potential buyers or investors.

### Entrance Porch

6' 4" x 3' 8" ( 1.93m x 1.12m )

### Entrance Hall

6' 11" x 5' 4" ( 2.11m x 1.63m )

Storage cupboard, access to loft which has been boarded and insulated.

### Kitchen

15' 4" x 13' 5" ( 4.67m x 4.09m )

All white goods are negotiable to remain. Spotlights, laminate flooring, gas central heating, gas hob

### Bedroom One

16' 2" x 8' ( 4.93m x 2.44m )

2 windows, carpet and radiator

### Bedroom Two

12' 1" x 6' 10" ( 3.68m x 2.08m )

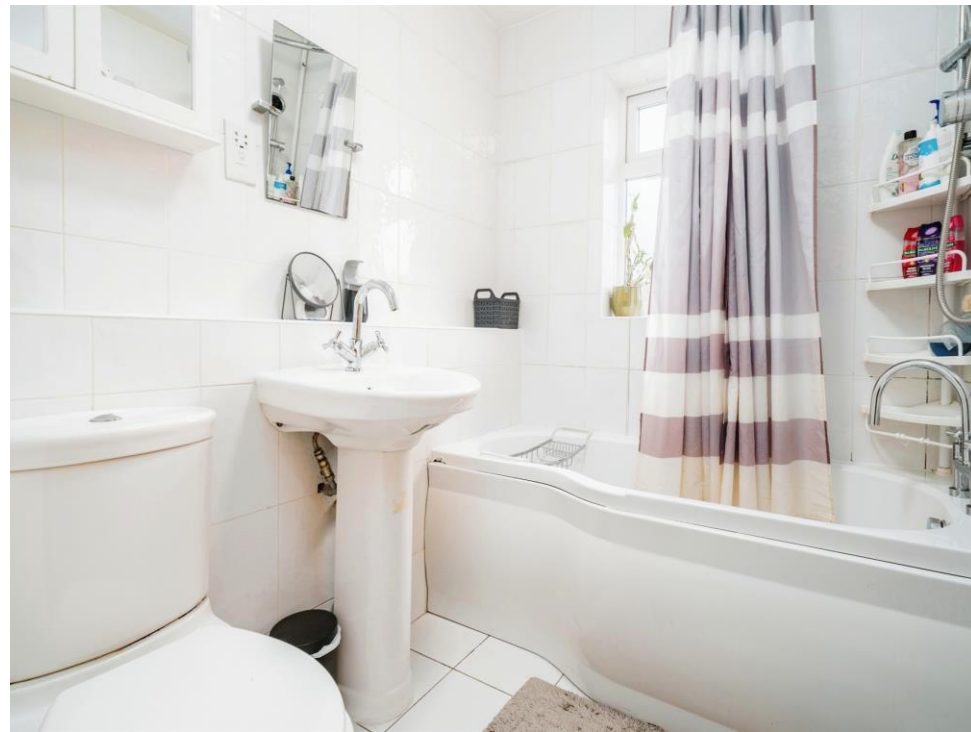
Large window, radiator

### Bathroom

6' 10" x 5' 11" ( 2.08m x 1.80m )

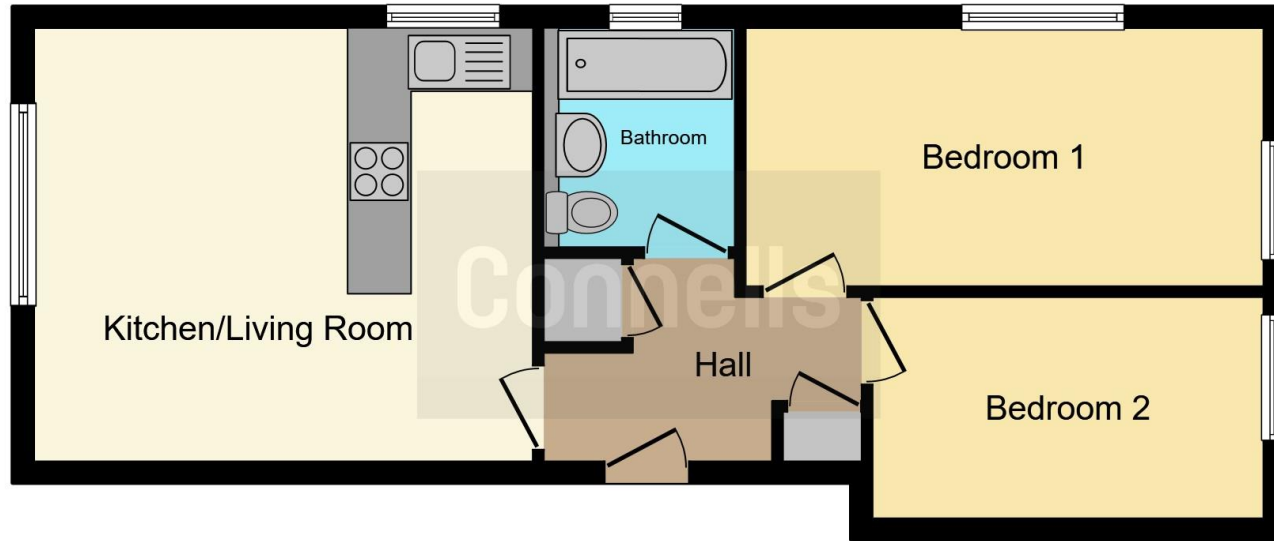
Bath & overhead shower. Storage, window privacy and fully tiled.







**P**   
Permit holders  
parking only  
back this way  
Mon - Fri  
11am - 1pm



**Floor plan 1**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: D**

Tenure: Freehold

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