



Connells

Lemsford Road  
St. Albans





### Property Description

Discover the perfect blend of comfort and convenience in this exquisite first floor apartment, ideally situated on the highly sought-after Lemsford Road. This property boasts a share of freehold and offers a spacious and inviting layout, perfect for modern living.

As you step inside, you'll be greeted by a large living diner that serves as the heart of the home, providing ample space for relaxation and entertaining. The well-appointed kitchen is just a step away, featuring everything you need to whip up culinary delights.

The apartment comprises two generously sized double bedrooms, with the master bedroom featuring a luxurious walk-in wardrobe, offering an abundance of storage and style. The spacious bathroom is designed for relaxation, ensuring you have your own private oasis.

Additional highlights include a garage and off-road parking, providing convenience in this bustling location. Enjoy the benefits of living just 0.4 miles from St Albans City Station, making commuting a breeze and only 0.9 miles from the vibrant city centre, where you can explore shops, restaurants, and cultural attractions. This exceptional property is perfect for those seeking a modern lifestyle in a prime location. Don't miss the opportunity to make this your new home!



## Entrance Hall

7' 5" max x 2' 11" max ( 2.26m max x 0.89m max )

## Lounge

15' 4" max x 14' 9" max ( 4.67m max x 4.50m max )

## Kitchen

11' 4" max x 8' 10" max ( 3.45m max x 2.69m max )

## Bedroom One

14' 10" max x 11' 3" max ( 4.52m max x 3.43m max )

## Bedroom Two

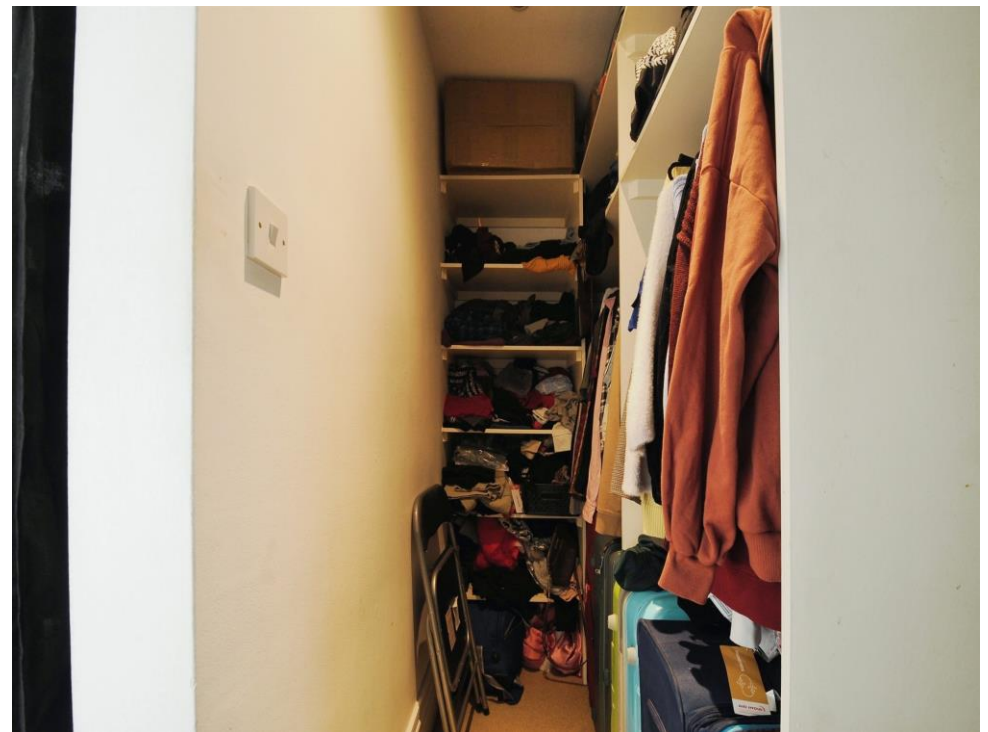
15' 4" max x 11' max ( 4.67m max x 3.35m max )

## Bathroom

8' 3" max x 7' 8" max ( 2.51m max x 2.34m max )













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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38 Chequer Street  
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**EPC Rating: D**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/STA315930](http://connells.co.uk/Property/STA315930)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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