


**26 Millers Rise, St. Albans, AL1 1QW**

**Guide price £335,000 Leasehold**

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Paul Barker
ESTATE AGENTS

## 26 Millers Rise

St. Albans,  AL1 1QW

A well-presented two bedroom second floor apartment offering bright, well-proportioned accommodation, with the benefit of a long lease.

The apartment opens into an entrance hall with useful built-in storage, leading through to a spacious living/dining room with a bay window providing plenty of natural light. The adjoining stylish kitchen features sage green units, complementary work surfaces, a gas hob and oven.

There are two good-sized bedrooms, with the principal bedroom benefiting from built-in storage. The second bedroom would also make an ideal guest room or home office if preferred. A modern bathroom with a bath and overhead shower completes the accommodation.

Externally, the development is surrounded by mature trees and greenery, with the added benefit of an allocated parking space.

Millers Rise is conveniently situated within a 15-minute walk of St Albans City Station, offering direct services to St Pancras International. The city centre, with its excellent selection of shops, restaurants and leisure facilities, is also within easy reach. The nearby River Ver and surrounding green spaces provide pleasant walks close to home.


























**ACCOMMODATION**

**Secure Communal Entrance**

**Hallway**

**Living/Dining Room**
18'1 x 11'8 (5.51m x 3.56m)

**Kitchen**
11'11 5'10 (3.63m 1.78m)

**Bedroom**
12'1 x 8'9 (3.68m x 2.67m)

**Bedroom**
12'1 x 6'6 (3.68m x 1.98m)

**Bathroom**

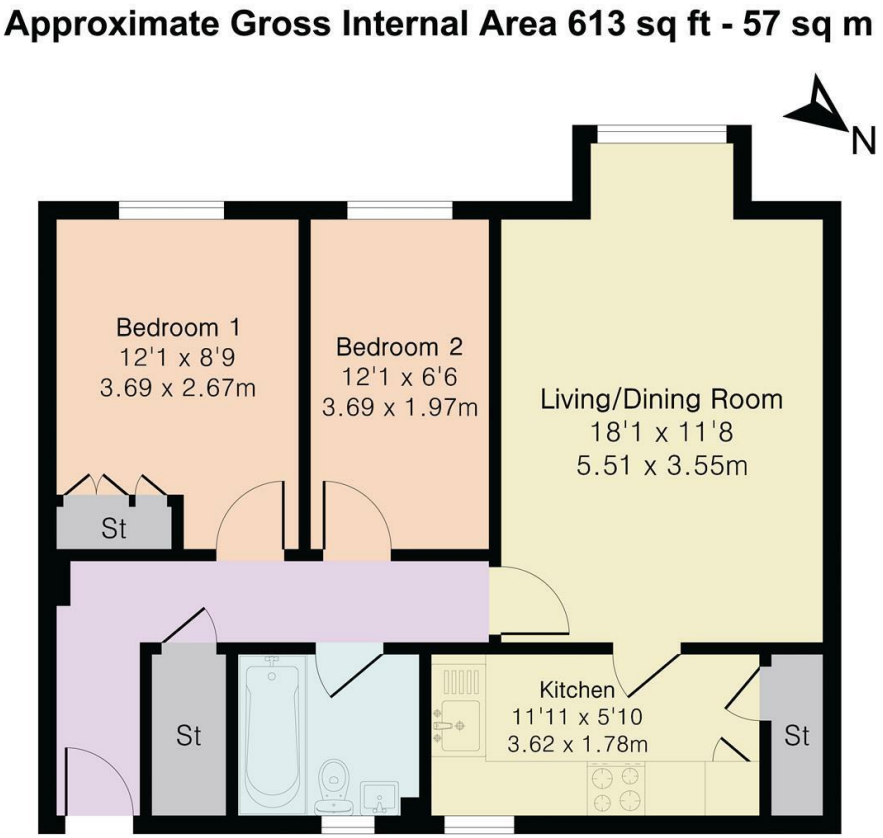
**EXTERNAL**

**Allocated parking**

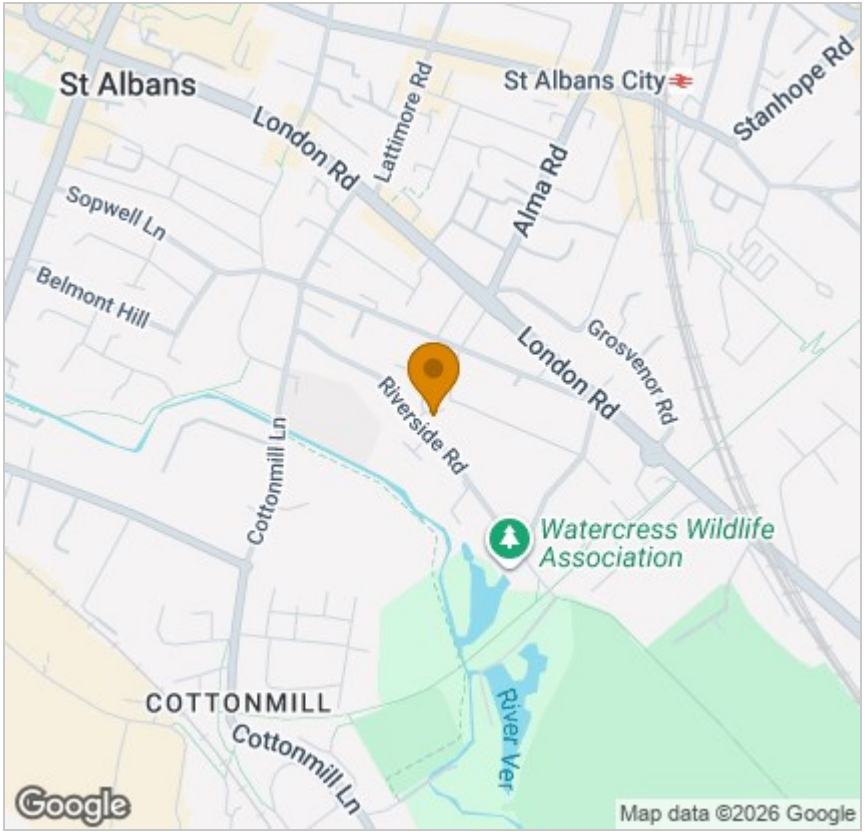
**Service Charge - £1,600 p.a**

**LEASEHOLD - 177 YEARS REMAINING**

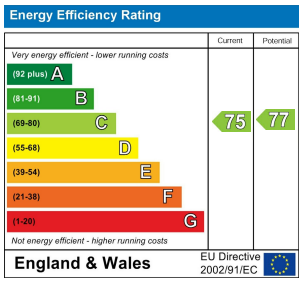
## Floor Plan

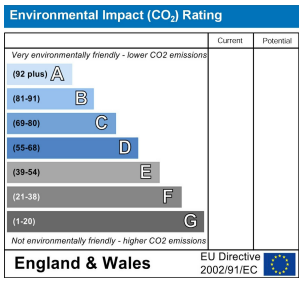



## Area Map




## Energy Efficiency Graph




## Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

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