



Monument Place, Ashwell Street, St. Albans



DAVID CHADWICK  
ST ALBANS

## 3 Monument Place, 2 Ashwell Street, St Albans. AL3 5LB

Entrance hall | Entrance lobby | Sitting/dining room | Kitchen  
breakfast room | Two double bedrooms | Bath/shower room |  
Laundry/utility area | Allocated parking space | Communal  
Garden | Tenure - Leasehold

### The Property

An exciting duplex apartment, forming part of a period conversion of a Victorian Laundry. It is situated in the heart of the conservation area within very easy reach of the city centre, mainline station and extensive local amenities.

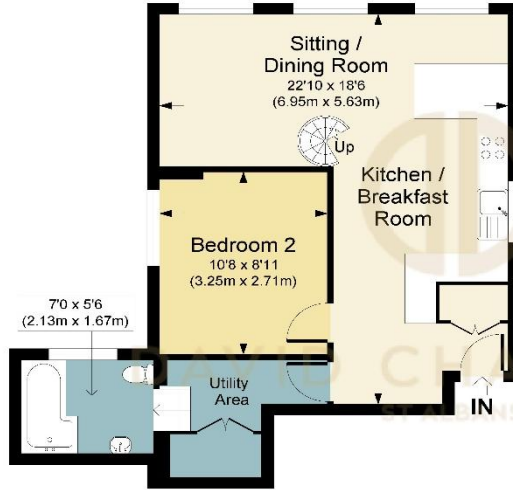
Arranged over two of the upper floors of the building, it benefits from light and airy accommodation on two main levels, with the lower floor providing open plan living, dining and kitchen facilities, one of the two double bedrooms, and a stylishly appointed bathroom with a separate laundry area.

A spiral staircase leads to the principal bedroom, which has been greatly improved in recent years and features a main sleeping area, a dressing area, home office area and plenty of integrated storage that cleverly optimizes the space.

Outside, there is wide pedestrian access from the front and rear to the main entrance located on the side of the building. At the rear is a communal outdoor area, adjacent to an enclosed parking area where there is an allocated parking space for one car, vehicular access leads to Folly Avenue at the rear.

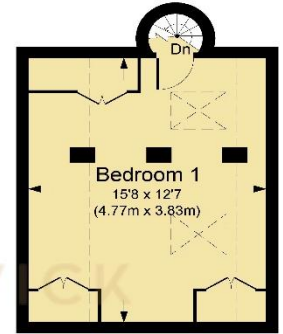






First Floor

= Restricted Head Height



Second Floor



MONUMENT PLACE, AL3

APPROX. GROSS INTERNAL FLOOR AREA 677.91 SQ FT / 62.98 SQ M.  
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