

8 Abbey Court Holywell Hill AL1, St. Albans, AL1 1HA

Guide price £400,000 Leasehold

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Paul Barker
ESTATE AGENTS

8 Abbey Court Holywell Hill AL1

St. Albans, AL1 1HA

An attractive and generously proportioned two double bedroom first floor maisonette, forming part of an attractive 1930s development, enjoying an enviable position directly opposite St Albans Cathedral and right in the heart of the City centre.

The property has the benefit of its own private entrance, approached via a gated pathway and opening onto the south-facing communal gardens. The maisonette occupies a separate part of the development, shared with just one other maisonette.

Once inside, stairs lead to a bright and welcoming first-floor hallway, from which the accommodation unfolds. The spacious sitting/dining room provides a lovely place to unwind or entertain, whilst the separate kitchen/breakfast room offers plenty of scope for everyday cooking and dining. There are two particularly good-sized double bedrooms and a modern bathroom.

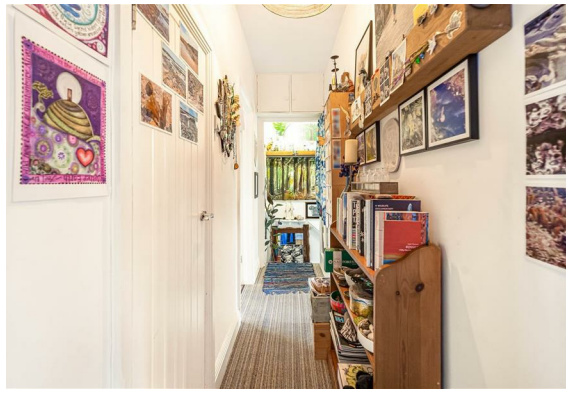
Additional features include high ceilings, gas central heating, double-glazed windows and useful built-in storage.

Outside, the development is complemented by established communal gardens, with attractive planting and enclosed boundaries. Residents' off-street parking is available on a first come, first served basis.

The location is a real highlight, with the historic Cathedral directly opposite and the very best of St Albans quite literally on the doorstep. The City centre offers an excellent choice of independent shops, restaurants, cafés and everyday amenities, whilst both St Albans City and Abbey railway stations, together with the open green spaces of Verulamium Park, are within easy reach.





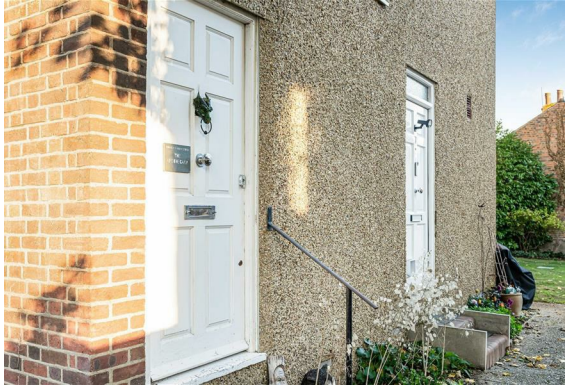




















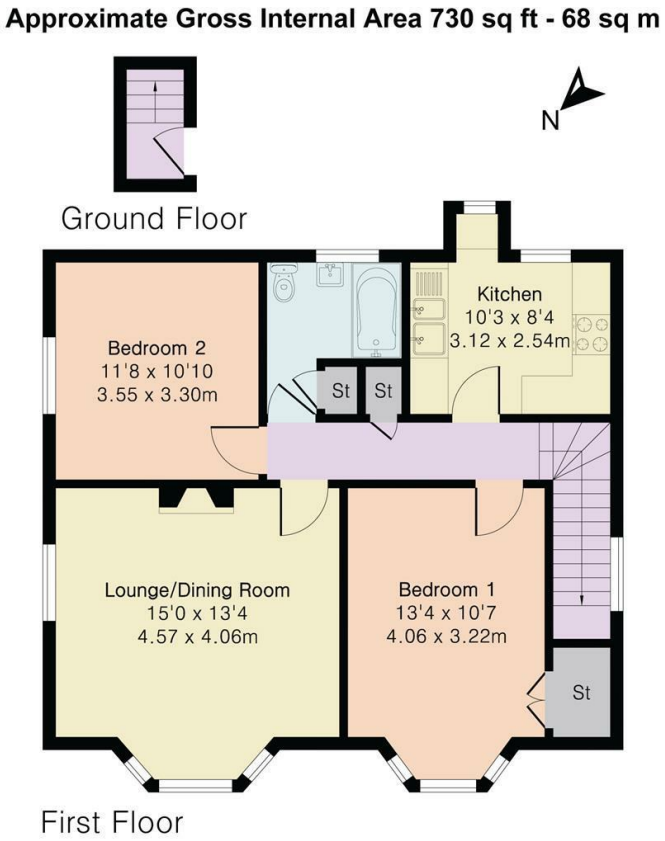
Bedroom
13'3" x 10'6" (4.06 x 3.22)

Bedroom
11'7" x 10'9" (3.55 x 3.30)

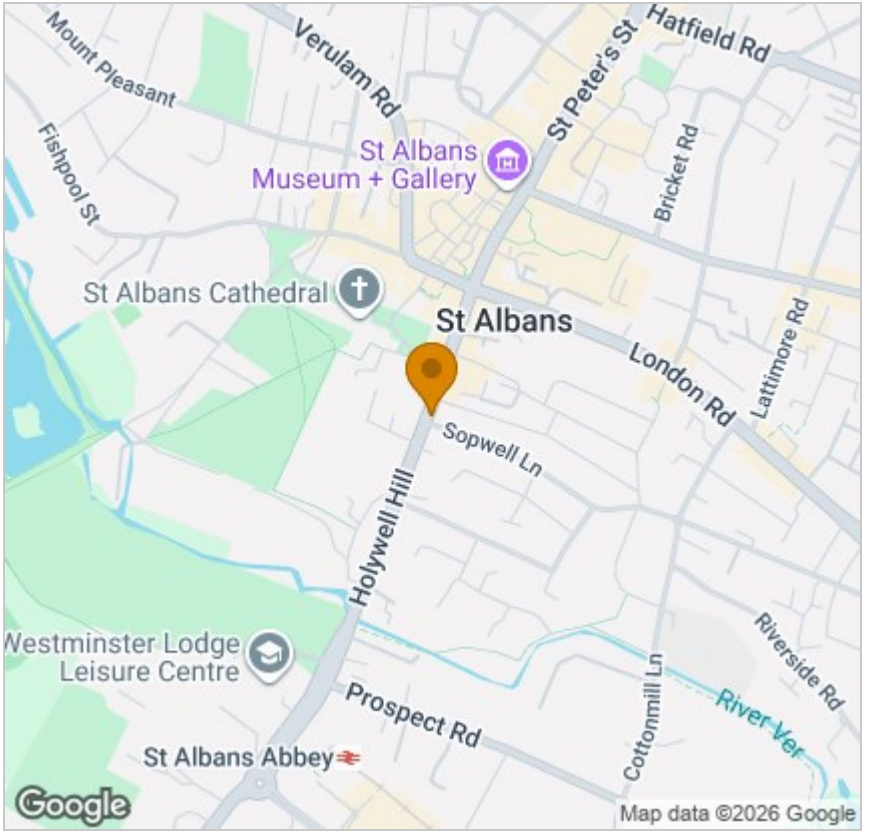
Lounge
14'11" x 13'3" (4.57 x 4.06)

Kitchen
10'2" x 8'3" (3.12 x 2.54)

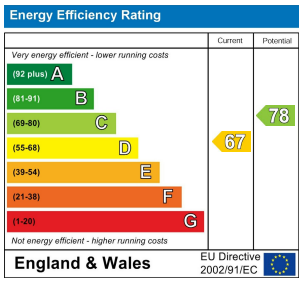
Floor Plan

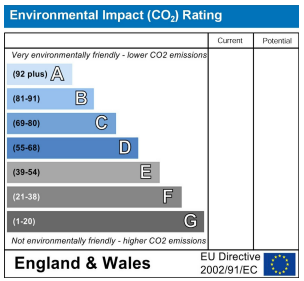


Area Map



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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