

27 Millers Rise, St. Albans, AL1 1QW

Guide price £340,000 Leasehold

2 1 1 C

Paul Barker
ESTATE AGENTS

27 Millers Rise

St. Albans, AL1 1QW

This well-presented second-floor apartment offers bright, spacious and well-proportioned accommodation, combining comfortable living with a convenient location.

The welcoming entrance hall features useful built-in storage and leads into a generous dual-aspect living and dining room. A bay window allows plenty of natural light, creating a bright and inviting space for relaxing and entertaining.

The adjoining kitchen offers ample cupboard storage and worktop space, together with a gas hob and electric oven.

Both bedrooms are well proportioned, with the spacious principal bedroom offering flexibility for additional furniture and storage. The second bedroom is equally versatile, making an ideal guest bedroom, children's room or home office.

A modern bathroom featuring a bath with an overhead shower completes the accommodation. Set within an established development surrounded by mature trees and greenery, the property also benefits from an allocated parking space and additional shared visitor parking.

Millers Rise is conveniently located approximately 15 minutes' walk from St Albans City Station, providing direct rail services to London St Pancras International. The historic city centre, with its wide selection of independent shops, cafés, restaurants and leisure facilities, is also within easy reach. The nearby River Ver and surrounding green spaces offer pleasant walks and opportunities to enjoy the outdoors.

The property currently benefits from an 86-year lease, with a lease extension to 176 years in progress.

























ACCOMODATION

Secure Communal Entrance

Hallway

Living/Dining Room
18'5 x 11'10 (5.61m x 3.61m)

Kitchen
11'5 x 5'10 (3.48m x 1.78m)

Bedroom
12'8 x 8'9 (3.86m x 2.67m)

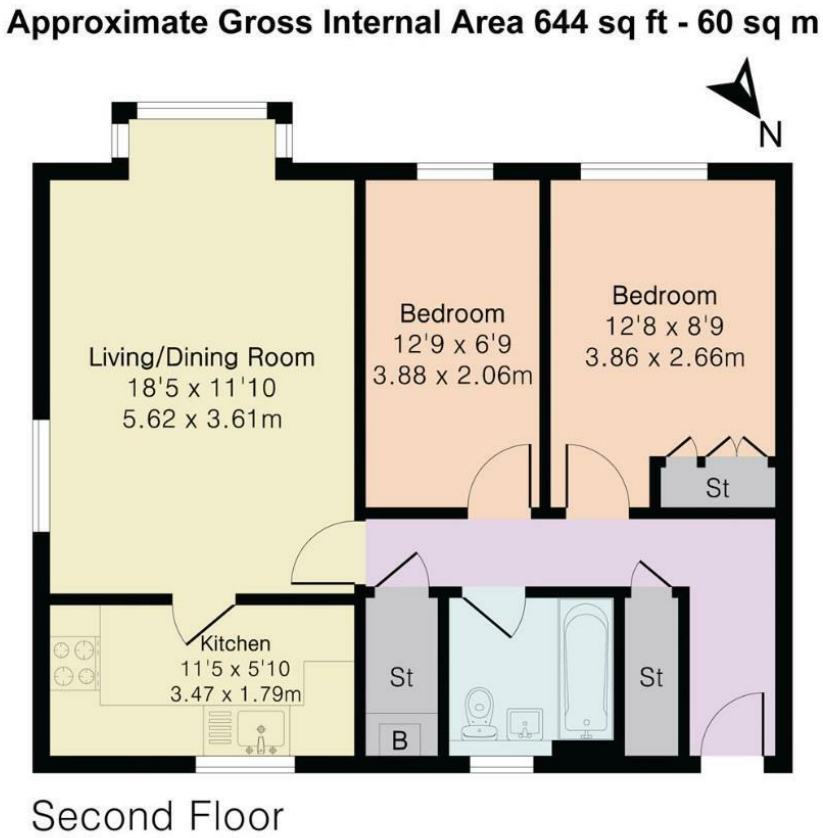
Bedroom
12'9 x 6'9 (3.89m x 2.06m)

Bathroom

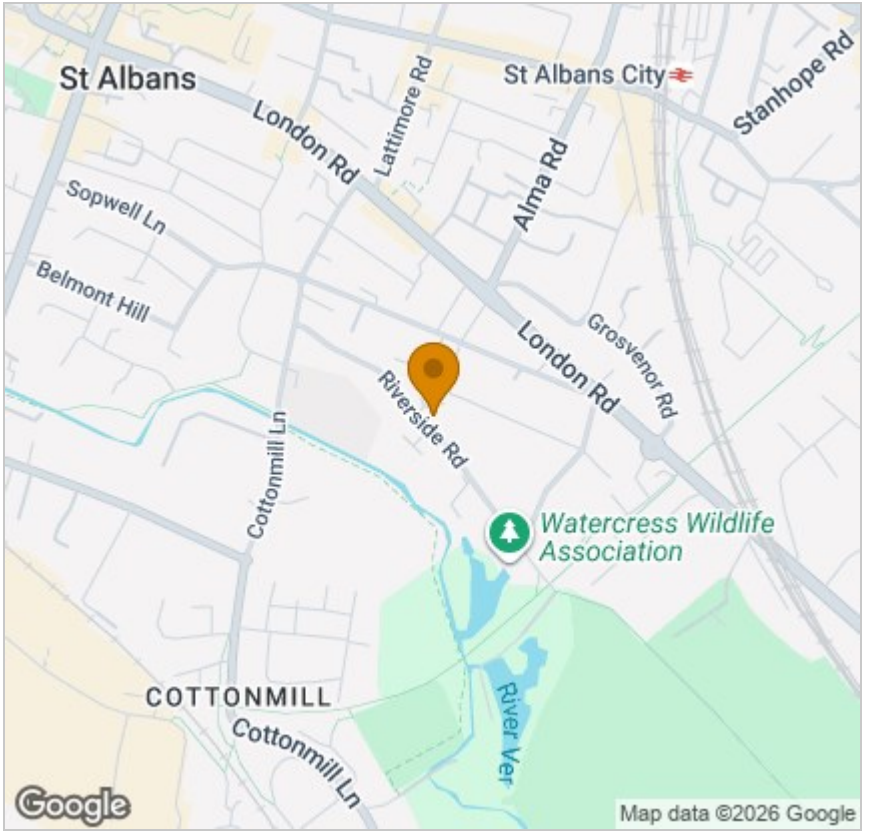
EXTERNAL

Allocated Parking

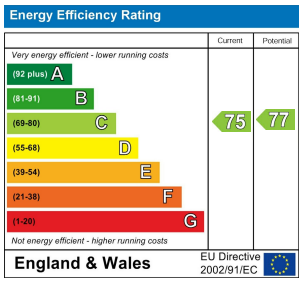
Floor Plan

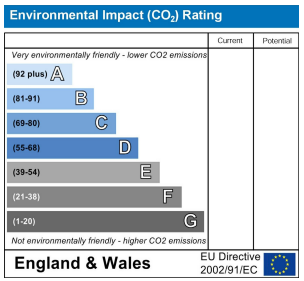


Area Map



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Longmire House 36-38 London Road, St Albans, AL1 1NG
01727 223344 | Email: office@paul-barker.co.uk | www.paul-barker.co.uk

Paul Barker
ESTATE AGENTS