

2 Rowlatt Court Hillside Road, St. Albans, AL1 3QU

Guide price £475,000 Leasehold

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Paul Barker
ESTATE AGENTS

2 Rowlatt Court Hillside Road

St. Albans, AL1 3QU

An attractively presented and generously proportioned two-bedroom ground floor apartment, ideally positioned in a highly sought-after and wonderfully central St Albans location.

The property offers bright, well-proportioned accommodation throughout, beginning with a generous entrance hallway and leading to an impressive 20ft lounge. A separate 15ft dining room features sliding patio doors opening onto a courtyard, while the modern fitted kitchen provides a practical and stylish space. There are two well-sized bedrooms, complemented by an en-suite and separate bathroom.

Externally, residents enjoy access to a communal courtyard to the front, together with an attractive and generously sized communal garden to the rear. Further benefits include an allocated off-street parking space, additional visitor parking, a long lease and the considerable advantage of being offered with no onward chain.

Hillside Road is superbly situated for everything St Albans has to offer, with the vibrant city centre and mainline railway station both within approximately a 10-minute walk. The station provides fast and frequent services into London St Pancras International, making this an excellent choice for commuters as well as those looking to enjoy a convenient city lifestyle.

Under the “AI Disclosure Act of 2023”, the internal photographs have been furnished and generated using artificial intelligence technology and are meant for illustration purposes only.

























ACCOMMODATION

Hallway

Lounge
19'11 x 9'11 (6.07m x 3.02m)

Kitchen
13'1 x 7'1 (3.99m x 2.16m)

Dining
11'8 x 10'0 (3.56m x 3.05m)

Bedroom One
19'2 x 10'2 (5.84m x 3.10m)

Bedroom Two
11'6 x 8'0 (3.51m x 2.44m)

Bathroom

EXTERNAL

Communal Garden

Allocated parking space

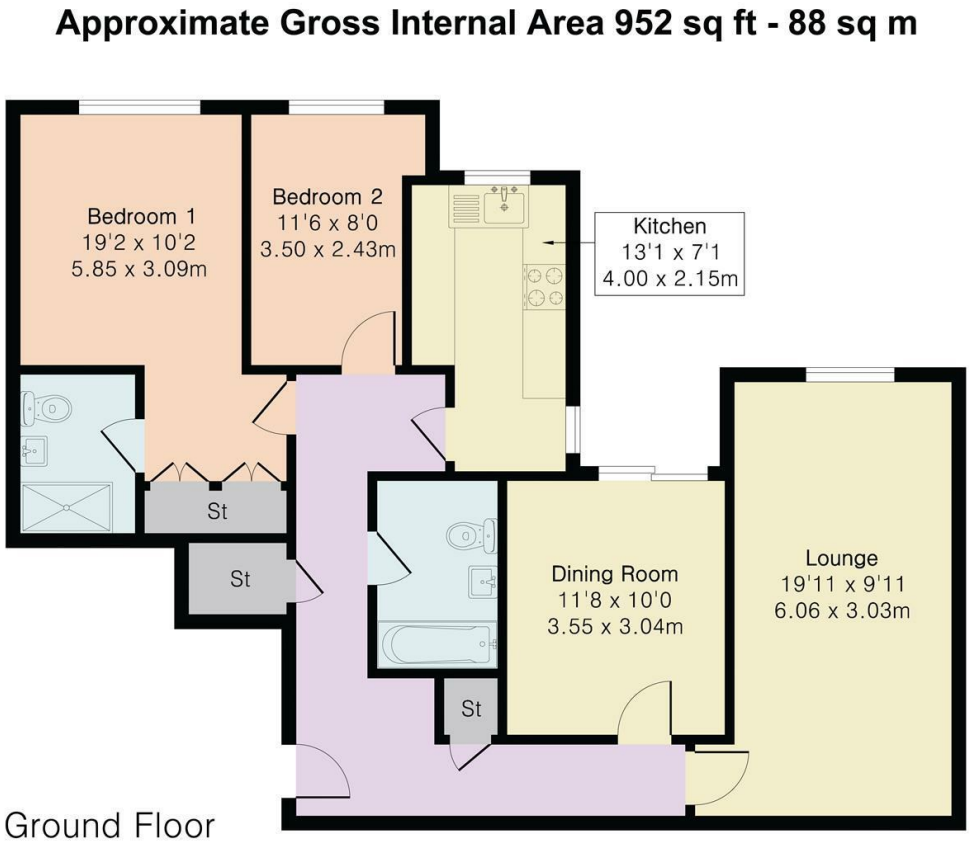
LEASE DETAILS

Service Charge

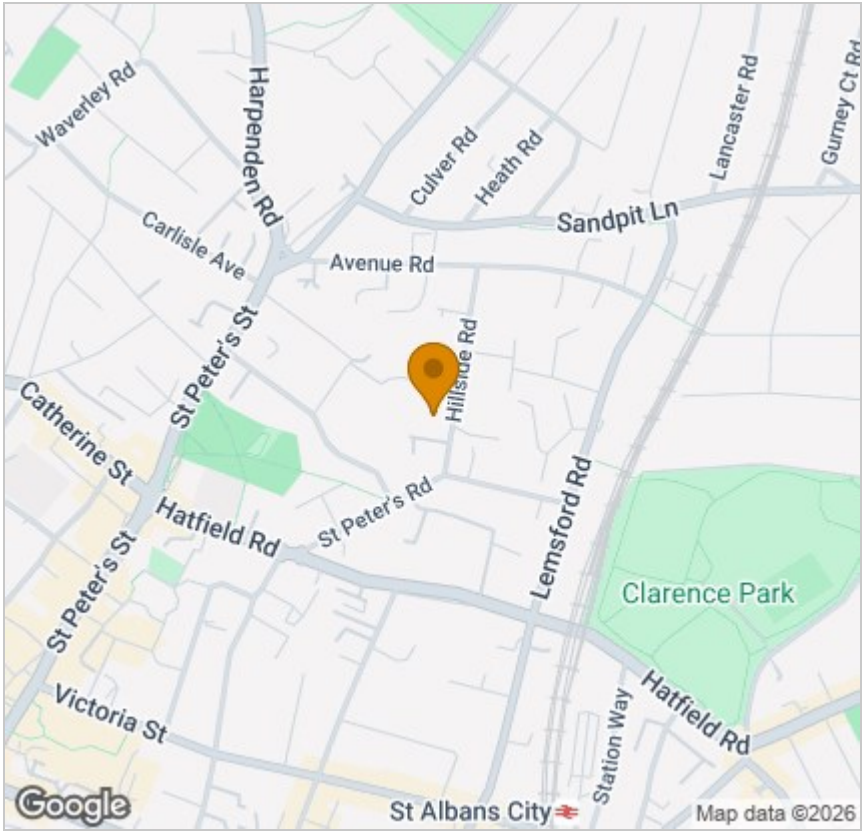
Ground Rent - £125pa

Lease remaining - 149 years

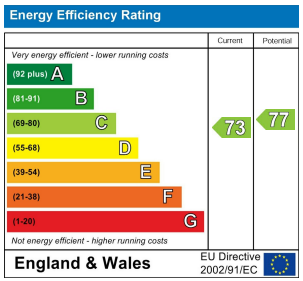
Floor Plan

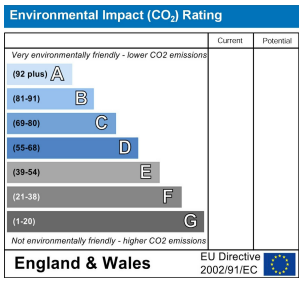


Area Map



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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