



Connells

Clement Court Bakers Close
St. Albans

Clement Court Bakers Close St. Albans AL1 5FH

for sale offers in excess of
£325,000



Property Description

Inside, you'll find a generous dual-aspect reception room, ideal for both relaxing and entertaining, alongside a beautifully presented separate kitchen featuring modern fitted units and integrated appliances.

The principal bedroom benefits from fitted wardrobes and a recently refurbished en-suite shower room with a sleek white suite, while the second double bedroom enjoys lovely views over the communal gardens. A well-appointed family bathroom, accessed from the hallway, completes the internal layout.

Externally, residents enjoy well-tended communal grounds and ample parking, with additional visitor spaces available.

Ideally positioned just off Camp Road, Dawn Court provides excellent access to St Albans city centre with its array of boutiques, restaurants and cafés, as well as being under a mile from the mainline train station offering direct services into central London - perfect for commuters and city lovers alike.

Entrance Hallway

Sitting/Dining Room

14' 8" x 11' 10" (4.47m x 3.61m)

Kitchen

9' 5" x 9' (2.87m x 2.74m)

Bedroom One

15' 5" Max x 10' 11" Max (4.70m Max x 3.33m Max)

En Suite Shower Room

Bedroom Two

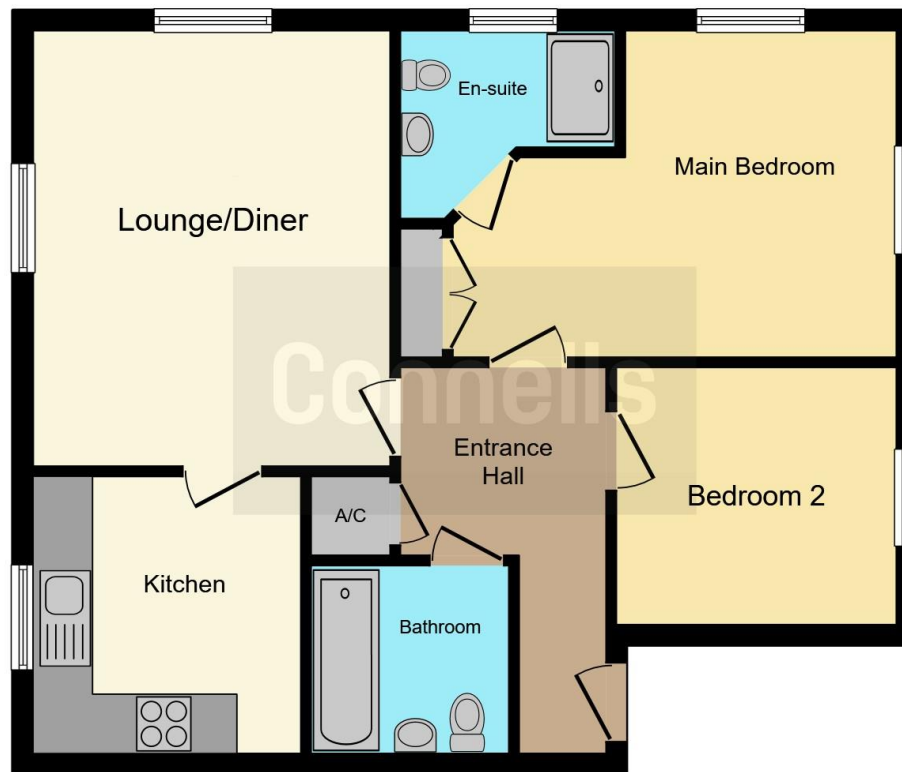
9' 6" x 8' 1" (2.90m x 2.46m)

Bathroom









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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38 Chequer Street
 ST. ALBANS AL1 3YH

EPC Rating: C

Council Tax
 Band: C

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/STA317203

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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