



8 Priory Court Old London Road, St. Albans, AL1 1PR  
Guide price £530,000 Leasehold



## 8 Priory Court Old London Road

St. Albans, AL1 1PR

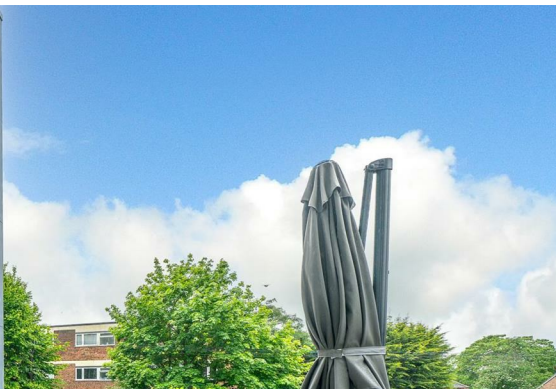
A superbly appointed split-level two bedroom apartment offering stylish and contemporary accommodation extending to approximately 783 sq. ft., complete with allocated parking and an EV charging point.

Beautifully presented throughout, this impressive home enjoys a modern finish with well-proportioned living space arranged over two floors. The accommodation briefly comprises an entrance hall with WC, a fitted kitchen with white wall and base units and an attractive open-plan lounge/dining room with doors opening onto a generous private balcony, creating an ideal space for both everyday living and entertaining.

To the first floor there are two wonderful bedrooms, including a generous principal suite benefitting from a walk-in wardrobe, en-suite shower room and a Juliette balcony. The second bedroom offers a bright and flexible layout including a useful study area. A modern bathroom with a white suite completes the accommodation.

Old London Road is superbly located in the Conservation Area within a short walk of the mainline train station into St Pancras International and the City centre with its wide variety of shopping and leisure facilities. The Art-Deco style Odyssey cinema, boutique coffee shop and a number of popular independent restaurants are also close by.





## ACCOMMODATION

### FIRST FLOOR

Entrance Hall

Kitchen

9'11x 8'7 (3.02m x 2.62m)

Lounge/Dining Room

15'6 x 10'1 (4.72m x 3.07m)

W.C

Balcony

15'11 x 11'8 (4.85m x 3.56m)

### SECOND FLOOR

Landing

Bedroom

15'6 x 10'6 (4.72m x 3.20m)

Walk-in Wardrobe

En-Suite

Bedroom

12'7 x 8'8 (3.84m x 2.64m)

Study

Bathroom

### OUTSIDE

Balcony

15'11 x 11'8 (4.85m x 3.56m)

Allocated Parking Space

## Floor Plan



Total area: approx. 72.8 sq. metres (783.6 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO  
Plan produced using PlanUp...

## Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

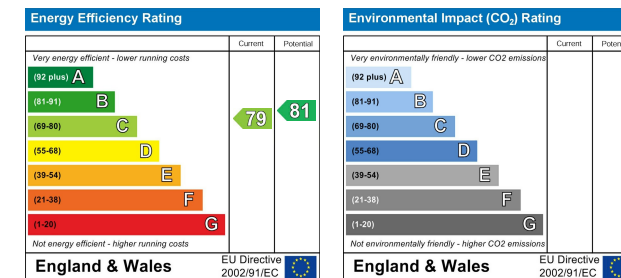
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## Area Map



## Energy Efficiency Graph



**Paul Barker**  
ESTATE AGENTS