



Connells

Park Street
St. Albans



Property Description

Park Street is well known for its friendly village atmosphere, with a variety of local shops and everyday amenities close at hand. the historic city of St Albans, offering a vibrant mix of shopping, restaurants, cafés and leisure facilities, is only a short distance away.

The property provides approximately 581 sq. ft. of thoughtfully designed accommodation, finished to a high standard throughout. A welcoming entrance hallway with entry-phone system leads through to a generous double bedroom with built-in wardrobe and stylish décor, alongside a contemporary, luxury refitted shower room.

The standout feature of the home is the impressive open-plan living space, where a bright and airy lounge flows seamlessly into a sleek, modern fitted kitchen. The layout has been carefully designed to suit both relaxed everyday living and entertaining guests.

Finished with a modern, premium feel while remaining highly practical, the property also benefits from an allocated parking space and shared use of a well-maintained lawned garden, ideal for enjoying a quiet moment outdoors.

This impressive property makes it an ideal choice for first-time buyers, professionals or investors and an early appointment to view comes highly recommended by the selling agent.



Lounge

14' 5" x 13' 9" (4.39m x 4.19m)

Kitchen

18' 4" x 6' 11" (5.59m x 2.11m)

Bedroom Room

7' 11" x 10' 2" (2.41m x 3.10m)

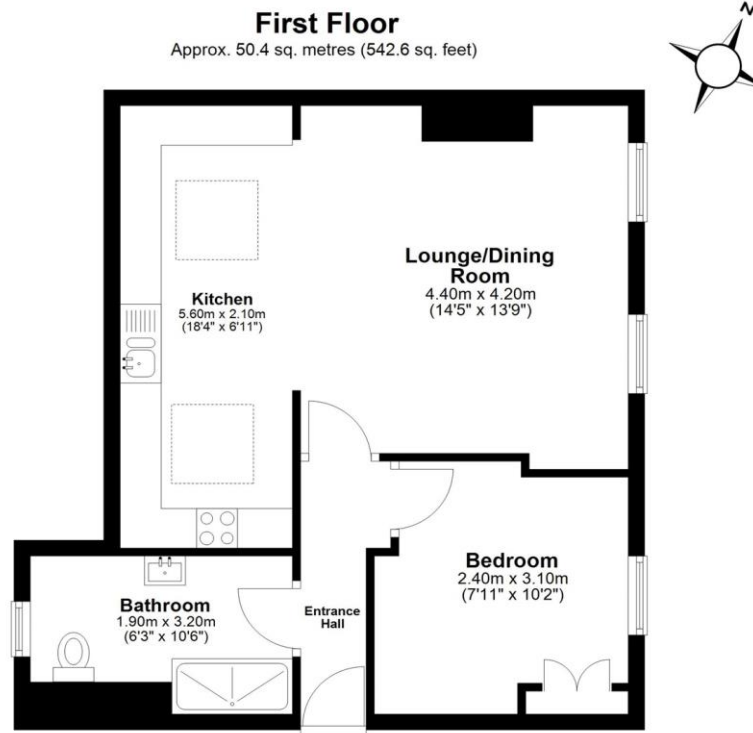
Bathroom

6' 3" x 10' 6" (1.91m x 3.20m)









Total area: approx. 50.4 sq. metres (542.6 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Park Street

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: B

Service Charge:
2200.00

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online [connells.co.uk/Property/STA317511](https://www.connells.co.uk/Property/STA317511)

This is a Leasehold property with details as follows; Term of Lease 125 years from 22 Sep 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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Property Ref: STA317511 - 0004