



70A Albert Street

Situated in the centre of St Albans City and offers fantastic potential for an investor or first time buyer with this freehold two bedroom mid terrace cottage. The accommodation comprises an open-plan lounge and fitted kitchen, with a spiral staircase leading to the first floor. The principal bedroom benefits from patio doors opening onto a balcony with far-reaching views across St Albans. A second bedroom and a good-sized bathroom complete the first-floor accommodation.

Available chain free and in need of modernisation throughout, this property presents a fantastic opportunity to get onto the property ladder with a freehold house in a central location.

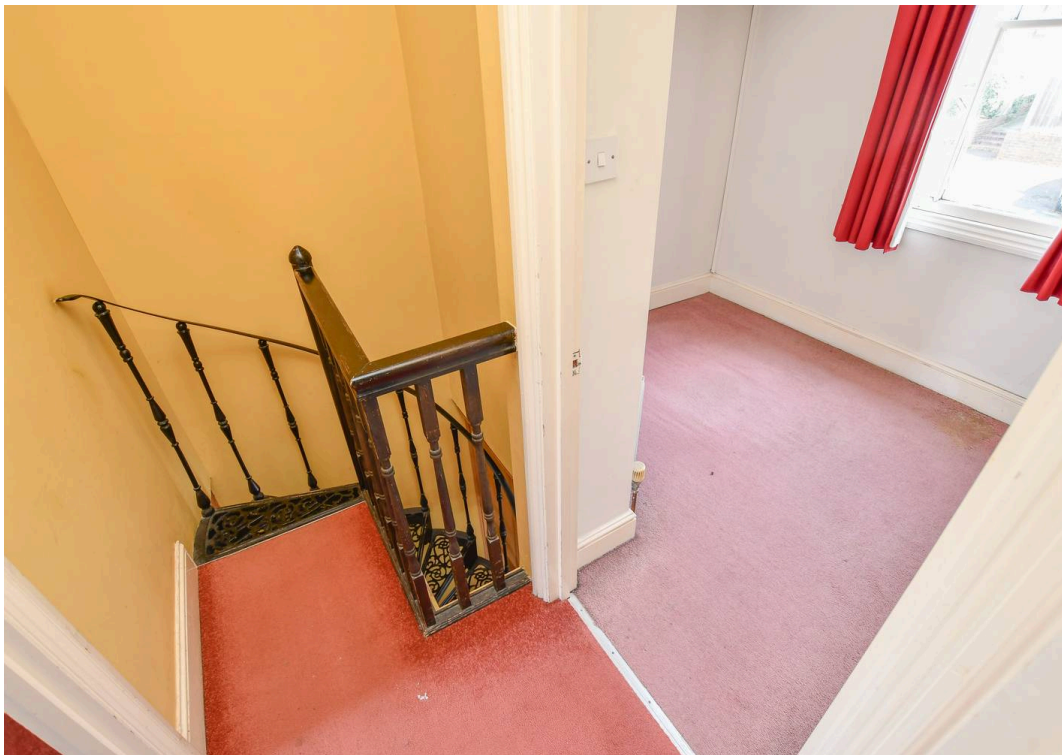
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- City Centre Location
- Freehold
- Two Bedrooms
- Balcony
- In Need of Modernisation
- Bathroom
- Open Plan Lounge / Kitchen
- Chain Free
- Great Investment Potential





First Floor

Approx. 23.3 sq. metres (251.2 sq. feet)
(excluding Balcony)

Ground Floor

Approx. 19.4 sq. metres (209.2 sq. feet)



Total area: approx. 42.8 sq. metres (460.4 sq. feet)

