



**Connells**

Millers Rise  
St. Albans



## Property Description

Thoughtfully laid out, the property opens into a welcoming entrance hallway with built-in storage, leading through to a bright and spacious living room with ample space for both relaxing and dining. Dual-aspect windows flood the room with natural light, creating an inviting and airy atmosphere.

The apartment further benefits from a well-proportioned and stylish kitchen, two comfortable bedrooms, and a recently refitted modern family bathroom, making it an ideal home for first-time buyers, professionals, or investors alike.

Externally, the property offers the added advantage of allocated off-street parking and is superbly located within walking distance of St Albans' bustling city centre, a wide selection of shops, cafes and restaurants, as well as excellent transport links via the mainline station.

## Lounge

18' 2" x 11' 7" ( 5.54m x 3.53m )

## Kitchen

11' 7" x 6' 4" ( 3.53m x 1.93m )

## Bedroom One

12' 3" x 9' ( 3.73m x 2.74m )

## Bedroom Two

12' 3" x 6' 8" ( 3.73m x 2.03m )









## Ground Floor

Total floor area 65.9 m<sup>2</sup> (709 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

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: D

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/STA317671](http://connells.co.uk/Property/STA317671)**

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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