



**Connells**

Nero House Charrington Place  
St. Albans

# Nero House Charrington Place St. Albans AL1 3GW

for sale offers in excess of  
**£375,000**



## Property Description

Finished to an excellent standard throughout, this beautiful home offers a sophisticated blend of style and comfort. The generous open-plan living space is flooded with natural light and features a contemporary fitted kitchen, defined dining area and inviting lounge - all opening onto a private balcony, ideal for morning coffee or evening relaxation.

Both bedrooms are well-proportioned doubles, with the elegant principal suite boasting fitted wardrobes and a sleek en-suite shower room. A modern family bathroom completes the accommodation, offering both practicality and flair.

The property boasts an outdoor balcony, plus residents benefit from a lift to all floors, secure underground allocated parking, and a well-maintained communal environment that reflects the prestige of this sought-after address.

Charrington Place is renowned for its blend of contemporary city living and convenience - just a short walk from shops, cafés, and the charm of St Albans' historic centre. Nero House, along with other blocks within the development, is currently receiving a programme of external enhancements, scheduled for completion in January 2025, ensuring the building continues to deliver the best of modern urban living for years to come.



### Hallway

10' 2" max x 12' max ( 3.10m max x 3.66m max )

### Kitchen/Lounge

11' 8" max x 13' 4" max ( 3.56m max x 4.06m max )

### Bedroom One

15' 6" max x 8' 9" max ( 4.72m max x 2.67m max )

### Bedroom Two

10' 2" x 14' 1" ( 3.10m x 4.29m )

### Bathroom

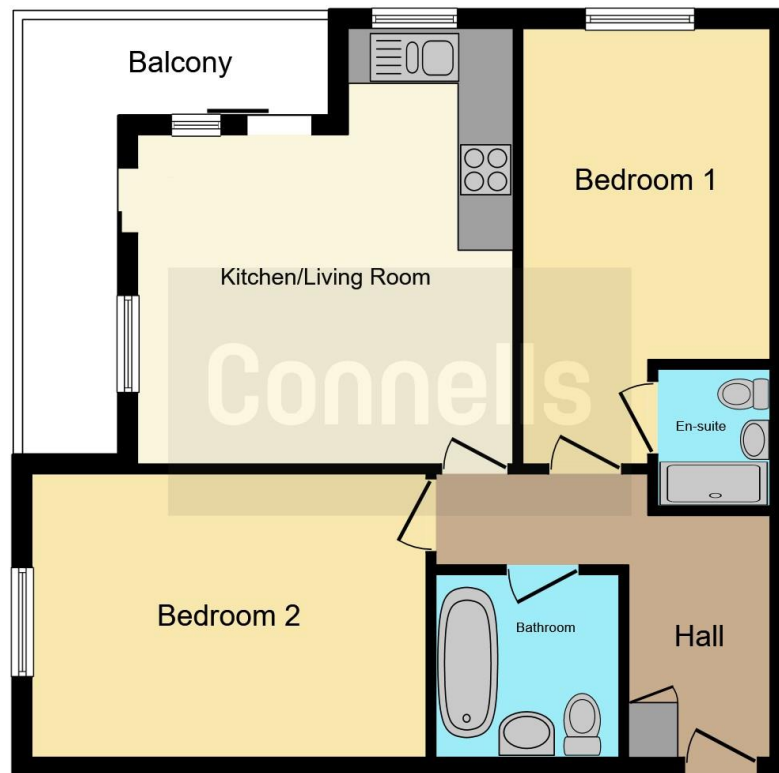
6' 6" x 6' 6" ( 1.98m x 1.98m )











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](http://www.focalagent.com)

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**T 01727 856 781**  
**E [stalbans@connells.co.uk](mailto:stalbans@connells.co.uk)**

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/STA317159](http://connells.co.uk/Property/STA317159)**

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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