



Connells

Lower Dagnall Street
St. Albans



Property Description

The bright, dual-aspect open-plan living space is a real standout, flooded with natural light and offering a beautiful outlook that makes the space feel both uplifting and relaxing - perfect for quiet evenings in or hosting friends. The views across the historic skyline add a real sense of place and make this home feel genuinely special.

The contemporary kitchen is smartly arranged with modern appliances, excellent storage and generous worktop space, ideal for everyday cooking or entertaining alike. Both bedrooms are well sized and thoughtfully laid out, with the main bedroom benefitting from its own en-suite, while a sleek second bathroom serves the remaining bedroom.

Allocated parking is a valuable bonus in such a central location, and everything St Albans has to offer is quite literally on your doorstep - from independent cafés and restaurants to boutique shops and cultural attractions. Both St Albans City and Abbey stations are within easy reach, making commuting into London simple and stress-free.

This is a home that delivers style, location and atmosphere in equal measure, ideal for professionals, couples or anyone looking to enjoy vibrant city living with a more relaxed, refined edge.

Lease - 113 years remaining.

Service Charge - £1700 per annum.

Ground Rent - £396 per annum.

Council Tax Band - D

EPC Rating Band - E

Entrance Hallway

Sitting/Dining Room & Kitchen

17' 4" x 15' 1" (5.28m x 4.60m)

Bedroom One

14' 1" x 11' 9" (4.29m x 3.58m)

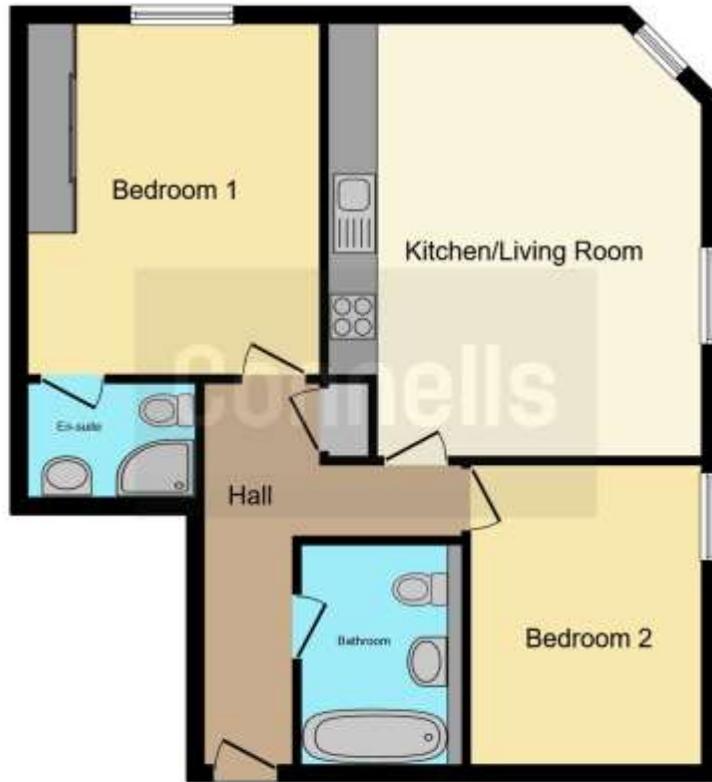
En Suite Shower Room

Bedroom Two

10' 2" x 8' 2" (3.10m x 2.49m)

Bathroom





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

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: E

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/STA317340

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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