



**Connells**

Latium Close  
Holywell Hill St. Albans



## Property Description

From your front door, the vibrant heart of St Albans is just 0.3 miles away. Independent cafés, restaurants, boutiques and the historic market are all within easy reach, while St Albans City station (approximately 1.1 miles away) provides fast and direct access into London - making this an ideal home for commuters and lifestyle movers alike.

Tucked away from the road, it enjoys a quieter, more private setting - a rare find so close to the city centre. The attractive communal grounds create a welcoming first impression and provide a sense of space and greenery.

Internally, the property offers well-balanced and versatile accommodation. The generous lounge/diner is the heart of the home, plus there is a fitted kitchen which has been thoughtfully arranged with ample storage and preparation space.

There are two well-proportioned bedrooms, including a principal bedroom with its own en suite shower room, adding a touch of privacy and convenience. A second bathroom serves the remainder of the apartment, making the layout practical for guests, sharers or those working from home.

Further benefits include an allocated parking space - invaluable in such a central location - along with additional visitor bays for guests.

**Lounge/Kitchen**

16' 7" x 11' 7" ( 5.05m x 3.53m )

**Bedroom One**

15' 1" x 10' ( 4.60m x 3.05m )

**Bedroom Two**

9' 6" x 7' 7" ( 2.90m x 2.31m )





Total floor area 58.6 m<sup>2</sup> (631 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)



To view this property please contact Connells on

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38 Chequer Street  
 ST. ALBANS AL1 3YH

EPC Rating: D Council Tax Band: D

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/STA317566](http://connells.co.uk/Property/STA317566)**

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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