



70a

DRUCE
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70A Albert Street
St. Albans, AL1 1RU
Guide Price £425,000

70A Albert Street, St.Albans

A 2 bedroom Victorian character cottage, set within a highly sought-after central Conservation Area. Ideally located close to St Albans Abbey, Verulamium Park, City centre amenities and the mainline station with fast services to St Pancras International.

Passage with side entrance, 21 ft living room / kitchen with integrated appliances, wrought iron circular staircase, landing, 2 bedrooms, bed 1 with double casement doors to balcony, first floor bathroom. Zoned residents' permit parking.



ACCOMMODATION

Open Plan Living Room / Kitchen

21'2 x 9'8

Integrated gas hob, electric oven and extractor, fridge, freezer, recess for washing machine and dish washer. Wrought iron circular staircase.

LANDING

Bedroom 1

10'5 x 10'3

Double casement doors to Balcony.

Bedroom 2

7'6 x 7'1

Bathroom

Bath, wash hand basin and wc.

OUTSIDE

Passage with pedestrian right of way for No 70 & 70b

Garden

Front, with wrought iron railing
Rear. meter wide passage.

ALL MAINS SERVICECS

EPC

Energy Rating - D

Council Tax

Band - D - £2306p.a

Agents Note

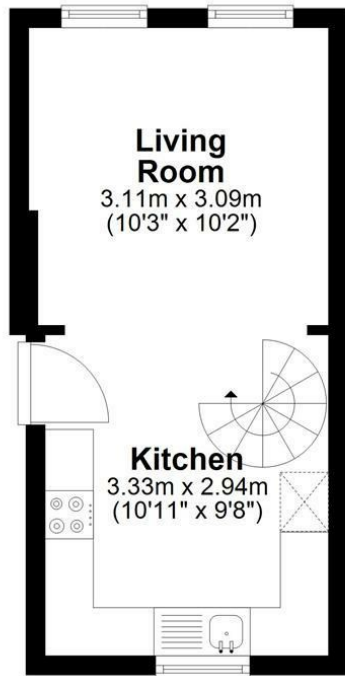
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Viewing

Through Druce & Partners,
telephone: 01727 855232
sales@druce-partners.co.uk

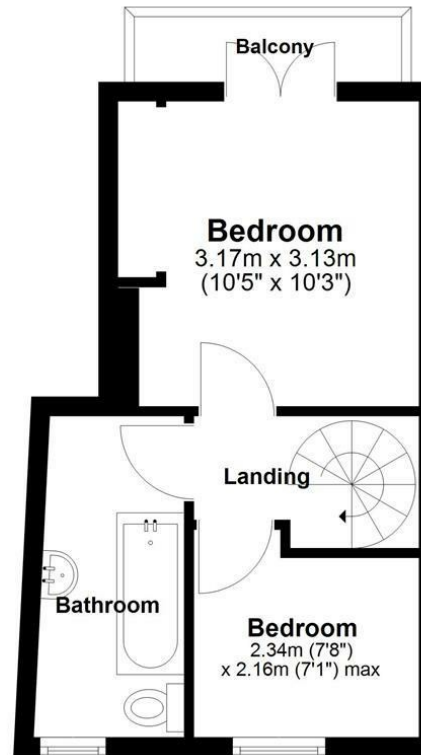
Ground Floor

Approx. 19.7 sq. metres (212.3 sq. feet)



First Floor

Approx. 23.3 sq. metres (250.9 sq. feet)



Total area: approx. 43.0 sq. metres (463.2 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property.

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