



**Lattimore Road,
St Albans, Herts, AL1**
Guide Price: £500,000
Freehold.

An exciting opportunity to purchase a character City centre property requiring full modernisation, within a short walk of the mainline station to London St Pancras. Offered chain free!

Property

Planning permission was granted in 2015 for a two-story rear extension with basement. Minor works to the property were commenced in 2018 but the client has decided to sell as is. Further planning was granted in 2018 to convert the loft and also to change the use of the shop front from commercial to residential. Please search on St Albans District Councils planning website for details. Ref: 5/2018/2720 Ref: 5/2018/0124

The accommodation briefly comprises entrance porch, hallway, front reception rear reception, stairs down to lower ground floor, rear reception, plus basement area to front. The first floor is currently open plan consists of three areas.

Location

Lattimore Road is centrally located, close to City centres shops, bars, restaurants and within a short walk of the mainline station.

Lower Ground Floor

Open Plan Living 9'3" x 10'9" (2.82m x 3.28m).

Basement 11'11" x 17'1" (3.63m x 5.2m).

Ground Floor

Porch

Entrance Hall

Front Reception Room 10'10" x 13'2" (3.3m x 4.01m).

Sitting Room 9'3" x 10'7" (2.82m x 3.23m).

Inner Hallway 5'6" x 9'3" (1.68m x 2.82m).

Second Floor

Room One 12' x 15'8" (3.66m x 4.78m).

Room Two 8'10" x 11'11" (2.7m x 3.63m).

Inner Hallway 4'3" x 11'6" (1.3m x 3.5m).

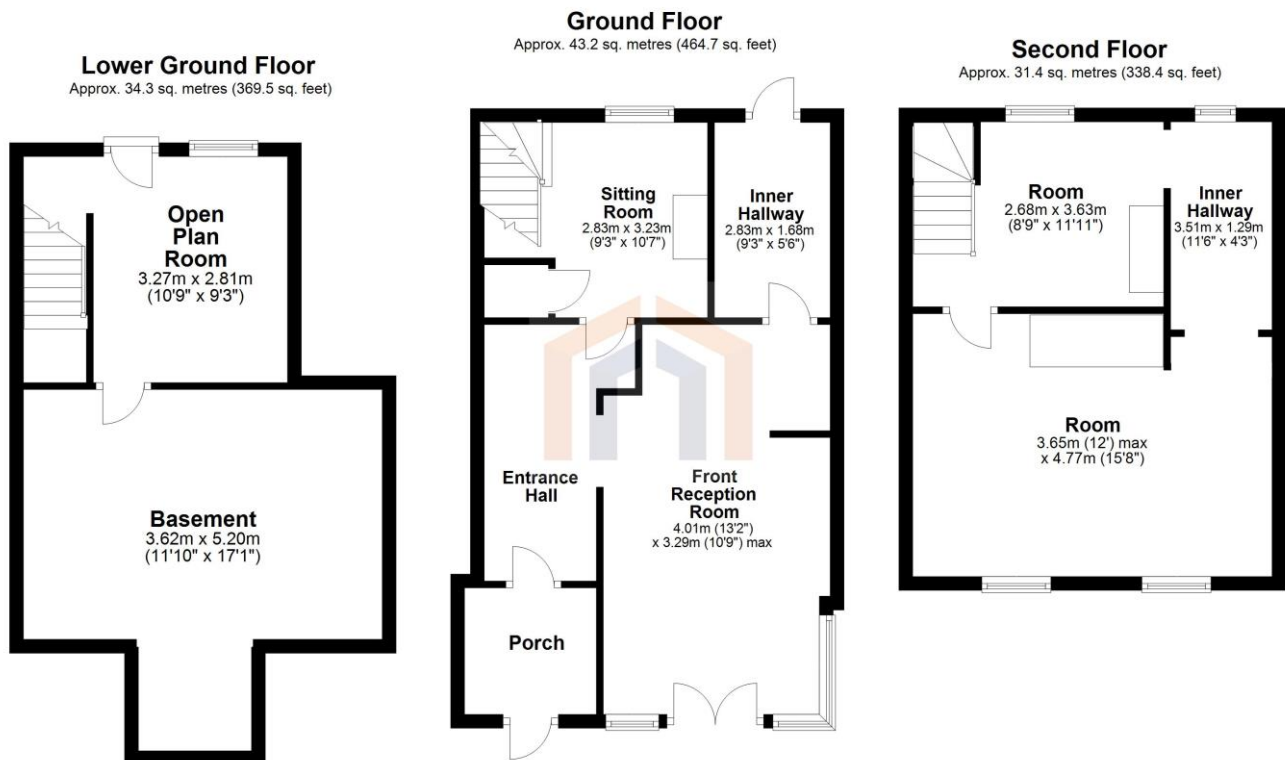
Outside

Rear Garden



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	34	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





Total area: approx. 108.9 sq. metres (1172.6 sq. feet)

created by Fullbrook & Floor
Plan produced using PlanUp.

Fullbrook and Floor

4-A Canberra House, London Road, St Albans
AL1 1LE

T: 01727 251691

E: info@fullbrookandfloor.co.uk

www.fullbrookandfloor.co.uk

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Registered Office: 6-B Parkway, Porters Wood, St Albans, AL3 6PA

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.