



Westminster Court, St. Albans, AL1



## The Property

A beautifully presented, two-bedroom ground floor maisonette, benefiting from its own private garden and no onward chain, situated in a quiet tucked away position in this highly sought-after location and within walking distance of the city centre and mainline station beyond.

The property provides spacious accommodation throughout, to include an entrance porch, a large living/dining room, a modern recently refitted kitchen, two good-sized bedrooms and a luxury shower room.

To the front there are well-kept communal gardens and residents parking, to the rear there is a mature south facing private garden with wooden shed.

Westminster Court is located within easy walking distance of the Abbey station and walking distance of the mainline station to London St Pancras. It is also within easy access of excellent transportation links, such as the M1/M25.

**Guide price £425,000**





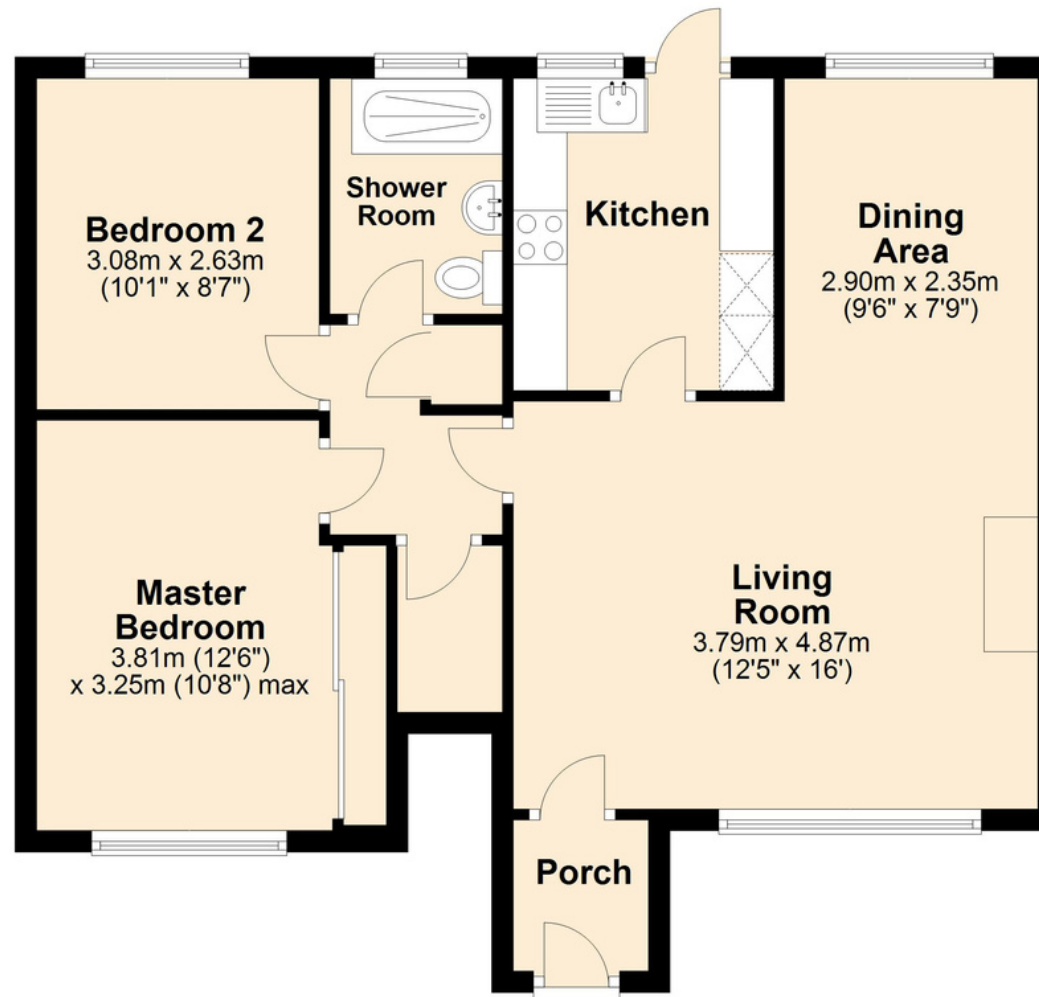
## Key Features

- Two Bedroom Garden Maisonette
- Large Living/Dining Room
- Recently Refitted Kitchen
- Modern Shower Room
- Entrance Lobby
- Communal Garden To Front
- Private South Facing Rear Garden
- Residents Parking Bays
- Walk To City Centre
- No Onward Chain



## Ground Floor

Approx. 64.6 sq. metres (695.8 sq. feet)



Total area: approx. 64.6 sq. metres (695.8 sq. feet)

plan created by Fullbrook & Floor Estate Agents  
Plan produced using PlanUp.

### 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.

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