



3 bedrooms



3 bathrooms



1 reception



Courtyard Garden



Allocated Parking



EPC Band C

Freehold

Council Tax Band:

E £2,758.72 (2025/2026)

Local Authority:

St Albans City & District Council



Charming 3-bed, 3-bath townhouse in a stunning Victorian conversion. Centrally located with gated access and allocated parking.

Description

This lovely property is quietly situated behind an iconic landmark building in central St Albans with private gated access. With high specification throughout, its contemporary interior beautifully complements the retained period features. The accommodation includes a welcoming hallway leading to the impressive kitchen. High ceilings, feature lighting, and natural light abound, with the kitchen benefiting from a window to the side and double doors to the pleasant courtyard garden. Granite and solid oak worktops, along with numerous integrated appliances, enhance the kitchen's high gloss floor and wall cupboards. Beyond this, the stylish dining and living room opens to the garden. The ground floor also features a double bedroom, perfect as a study, and a beautifully finished shower room. On the first floor, the spacious principal bedroom offers a smart en-suite bathroom and useful utility cupboard, while the second floor boasts another double bedroom with an en-suite shower room. The property benefits from several large storage cupboards and loft areas. Please note there is a maintenance charge of £634 per quarter covering building insurance, external window cleaning, gardening, bin storage maintenance, general maintenance, repairs reserve contribution, and management.

Location

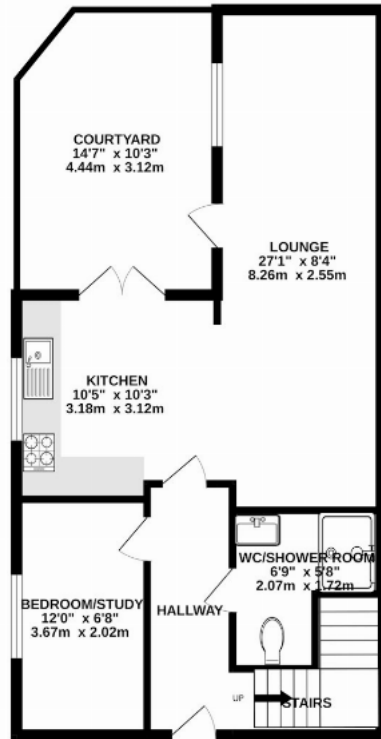
Cadoxton Place is set back from Avenue Road, in a central location, a short walk from the mainline station. St Albans city centre amenities and the green space of Clarence Park are nearby.

Buyers Information: - In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.





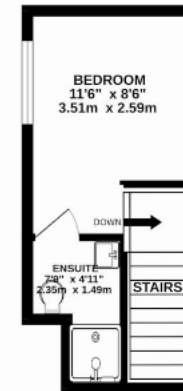




GROUND FLOOR
500 sq ft. (46.2 sq.m.) approx.



1ST FLOOR
268 sq ft. (24.7 sq.m.) approx.



2ND FLOOR
154 sq ft. (14.2 sq.m.) approx.

TOTAL FLOOR AREA : 1042 sq.ft. (96.8 sq.m.) approx.

This floor plan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such

Important Information These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.