

 2 Bedrooms

 1 Bathroom

 1 Reception

 Communal

 On-Street Parking

 EPC Band C



Leasehold

Council Tax Band:
C £2,006.35 (2025/2026)

Local Authority:
St Albans City & District Council


for life's great moves

The Lawns, Mount Pleasant, St. Albans, AL3 4TF
Guide price of £410,000

Charming two-bedroom first-floor maisonette in popular Abbey Conservation Area, offered chain-free.

Description

This bright maisonette is located on the first floor of an attractive development off Mount Pleasant and is offered with no onward chain. It features a private front door leading upstairs to an open-plan dual aspect room. The contemporary kitchen at one end includes well-planned wall and base units with ample storage, flowing into a spacious reception area suitable for living and dining. There are two double bedrooms, the larger with fitted storage, and a contemporary shower room, all accessible from the landing. Situated on a private road in the heart of St Albans, the property offers easy access to the mainline station, The Abbey, St Michael's Village, Verulamium Park, and the city centre's amenities.

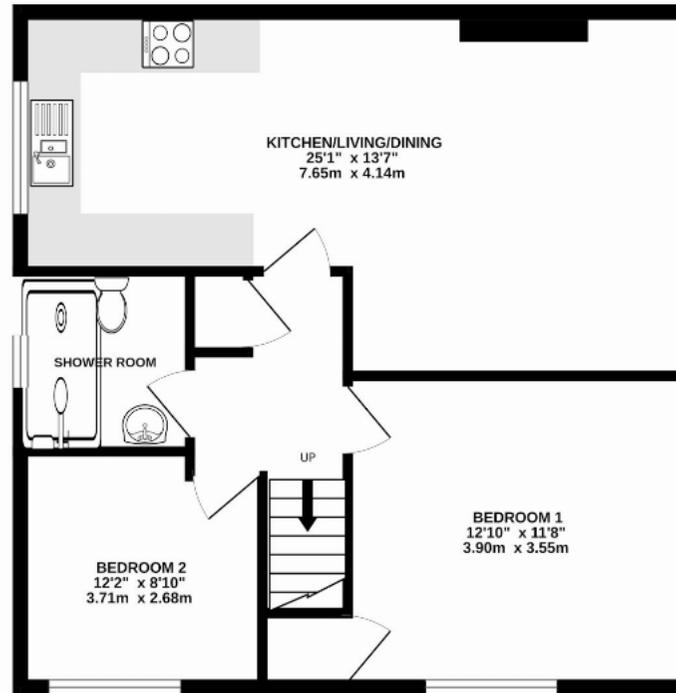
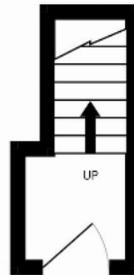
Location

Located on a private road in central St Albans, this property offers easy access to the mainline station, The Abbey, St Michael's Village, Verulamium Park, and a wide array of city centre amenities.



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.





TOTAL FLOOR AREA: 657sq.ft. (61.0 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.