

 2 Bedrooms

 1 Bathroom

 1 Reception

 Private Patio

 Garage En-Bloc

 EPC Band C

Service Charge:  
£850.00 per annum

Council Tax Band:  
D £2,368.36 (2026/2027)

Local Authority:  
St Albans City & District Council



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Charmouth Court, St Albans, AL1 4SH  
Guide price of £475,000

Beautifully modernised home with private patio, spacious living areas, and an enviable AL1 address. Rare opportunity in sought-after St Albans development.

### Description

Positioned within Charmouth Court, this bright and elegantly updated two-bedroom ground-floor maisonette offers a refined blend of space, style and convenience. With direct access to a private patio and tranquil communal gardens, it delivers the feel of a house with the ease of apartment living. A welcoming central hallway leads to all principal rooms, creating a wonderfully balanced layout. The impressive dual-aspect lounge/diner is flooded with natural light, offering an inviting setting for both relaxed evenings and entertaining. The generous kitchen/diner provides excellent storage and dining space, making it a practical and sociable hub of the home. Both bedrooms are well-proportioned, including a spacious principal bedroom and a second double ideal for guests, family or a dedicated home office. A sleek, modern family bathroom completes the internal accommodation. Features include seamless indoor-outdoor flow, a share of the freehold, and a garage en-bloc. Service Charge: £800 - £900 approx.

### Location

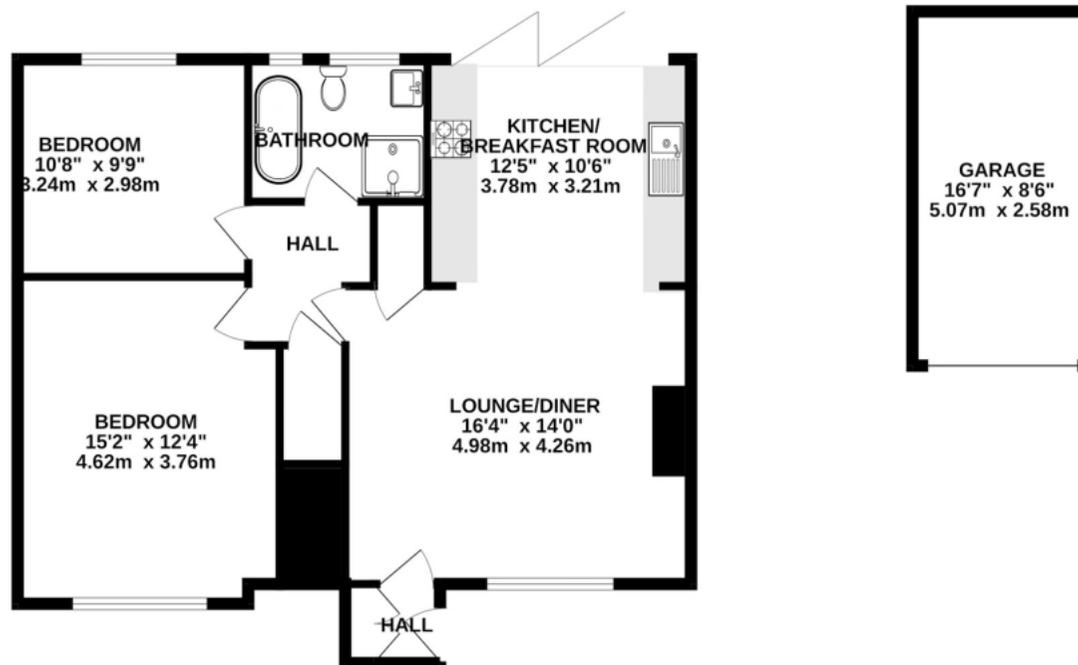
Charmouth Court, in a tranquil St Albans' close, is in a prestigious area near esteemed schools and the city centre, appealing to those seeking access to the mainline station.



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 : 823 sq.ft. (76.5 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

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