


 2 Bedrooms

 1 Bathroom

 1 Reception

 Allocated Parking

 EPC Band C

Leasehold (88 years remaining)

Service Charge:
£3,853.81 per annum

Ground Rent:
£386.00 per annum

Council Tax Band:
F £3,420.96 (2026/2027)

Local Authority:
St Albans City & District Council



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Abbey Mill Lane, St. Albans, AL3 4HG
Guide price of £550,000

Stunning 2-bed penthouse in a converted silk mill with vaulted ceilings, park & Abbey views, open-plan living, bespoke kitchen, lift access, parking, central location.

Description

A rarely available and beautifully presented two-bedroom penthouse apartment, set within a characterful conversion of a historic silk mill. This lovely home combines modern living with charming original features, including impressive vaulted ceilings with striking views across the surrounding parkland and city skyline. Accessed via secure communal gates, the property benefits from both lift and stair access to the top floor. Internally, the apartment centres around a spacious open-plan reception room, flooded with natural light and offering wrap-around views across the park. The bespoke fitted kitchen is finished with stone worktops and premium appliances, including a Neff oven, Bosch dishwasher, waste disposal, Franke fittings and Hansgrohe taps. There are two well-proportioned bedrooms with the principal bedroom benefitting from a double wardrobe and a large family bathroom featuring a full-size bath and separate double shower cubicle. Ample storage space includes eaves storage drawers and boarded loft space with ladder access.

Location

Nestled in the conservation area's heart, this property is beside the Cathedral, near Verulamium Lake, riverside walks, and parkland. The city centre is a short stroll away, boasting an array of shops, restaurants, cafes, and local amenities.

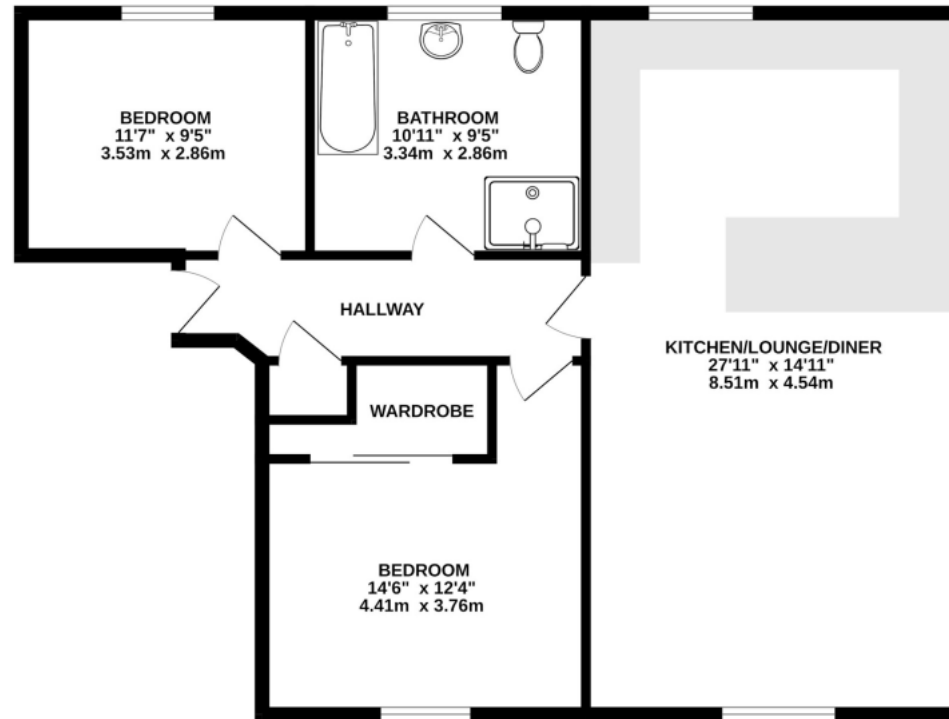


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core	Energy rating	Current	Potenti
2+	A		
1-91	B		
9-80	C	77 C	79 C
5-68	D		
9-54	E		
1-38	F		
-20	G		



TOTAL FLOOR AREA: 872 sq.ft. (81.0 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.