

 2 Bedrooms

 1 Bathroom

 1 Reception

 South-Facing

 Residents Parking

 EPC Band E

Leasehold (133 years remaining)

Ground Rent:
£16.00 per annum

Council Tax Band:
C £2,105.21 (2026/2027)

Local Authority:
St Albans City & District Council



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Holywell Hill, St. Albans, AL1 2DN

Guide price of £400,000

Spacious 2-bed maisonette, walking distance to city centre amenities. No onward chain.

Description

Nestled in a sought-after position on Holywell Hill, St Albans, this well-proportioned first floor maisonette offers an excellent opportunity for buyers seeking a home in a prime central location. Offered with no onward chain, the property is ideal for first-time buyers, investors, or those looking for a convenient town base. The accommodation features a spacious, naturally-lit living room perfect for relaxing or entertaining. The separate fitted kitchen provides practical workspace and storage, complemented by two well-sized bedrooms that offer flexibility for sleeping, a home office, or guest space. A family bathroom and useful loft space complete the internal layout. At the rear is a low-maintenance, south-facing garden. Situated within easy reach of the vibrant city centre, residents can enjoy shops, restaurants, cafes, and excellent transport links. Combining space, location, and convenience, this maisonette presents a fantastic opportunity with no onward chain.

Location

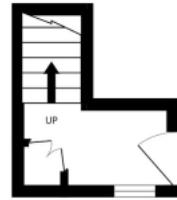
Popular location near Abbey Station line to Watford Junction and mainline station, both within walking distance. Close to Westminster Lodge sports complex, Verulamium Park, St Albans Abbey Cathedral, and the historic, vibrant City centre.



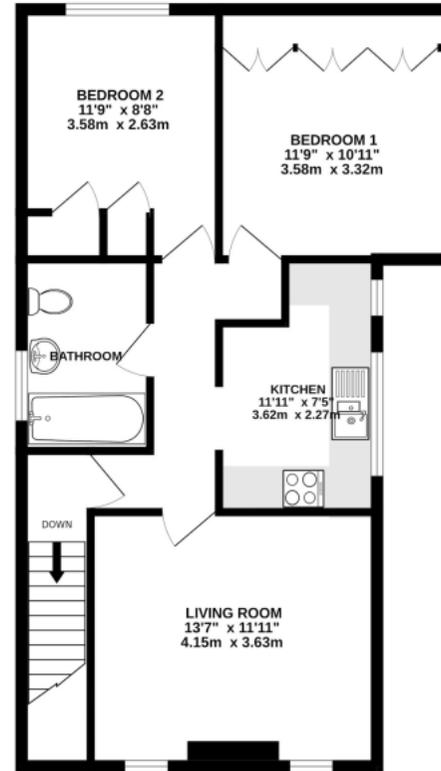
Buyers Information: - In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person)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







GROUND FLOOR
41 sq.ft. (3.8 sq.m.) approx.



1ST FLOOR
620 sq.ft. (57.6 sq.m.) approx.

TOTAL FLOOR AREA: 662sq.ft. (61.5 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

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.