





-  2 Bedrooms
-  2 Bathrooms
-  2 Receptions
-  EPC Band D

Council Tax Band:  
E £2,758.72 (2025/26)





Charming 2 double bed, 2 bath cottage with study in historic St Albans City centre; convenient for mainline station & busy town centre.

### Description

This characterful property is situated in a superb central location and offers delightful accommodation with period features, including exposed wooden floorboards, a functional open fireplace, and sash windows. The entrance hall provides a storage cupboard with the study to the left, which could also serve as a guest bedroom, and a spacious living/dining room to the right. This dual-aspect room features a fireplace, wooden panelling, and a rear door leading to a patio terrace, ideal for enjoying afternoon sunshine from its South-West orientation. The kitchen, overlooking the patio and neighbouring gardens, includes a washing machine, gas hob, oven, dishwasher, and integrated fridge-freezer. The first floor comprises two double bedrooms, with the principal bedroom having a newly fitted en-suite shower room, and the second bedroom serviced by a family bathroom. Council tax band E: £2,758.72 for 2025/26. Holding deposit: £519.23. Deposit: £2,596.15.

### Location

Albert Street is ideally located near Holywell Hill & the City centre, with its coffee shops, boutiques, bars & restaurants. A short walk to St Albans City & Abbey mainline stations makes this perfect for commuters.



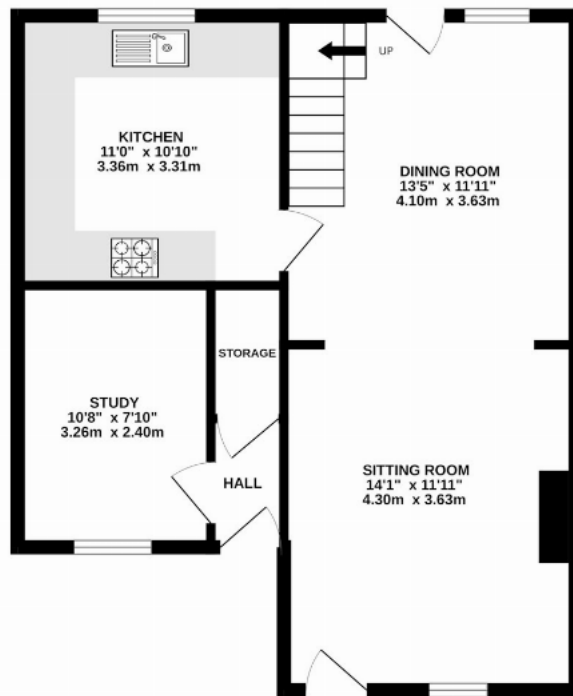




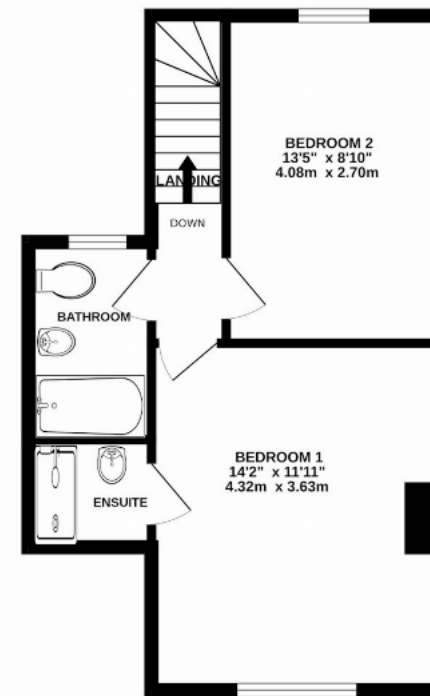








GROUND FLOOR  
559 sq.ft. (51.9 sq.m.) approx.



1ST FLOOR  
388 sq.ft. (36.0 sq.m.) approx.

TOTAL FLOOR AREA : 946 sq.ft. (87.9 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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