



PUTTERILLS

est. 1992

Lichfield Place Lemsford Road, St Albans AL1 3UG  
Guide price £430,000



## Top floor two level, two bed & two bathroom apartment within 0.6 miles of St Albans City Station

An exceptional, bright and very spacious two bedroom top floor apartment forming part of a highly sought after and distinctive residential development. The property is over 1000sqft and is stylishly presented throughout with a number of striking internal features to include an impressive galleried landing, very well proportioned living room and velux windows throughout. The property further benefits from a share of the freehold and allocated parking.

Lichfield Place is conveniently located within comfortable walking distance of the mainline station into central London and the city centre with its extensive shopping and leisure facilities. The wide open spaces of the delightful Clarence Park are also close by.

St Albans is a city in Hertfordshire and the major urban area in the City and District of St Albans. It lies east of Hemel Hempstead and west of Hatfield, about 20 miles north-northwest of central London. St Albans was the first major town on the old Roman road of Watling Street for travellers heading north, and it became the Roman city of Verulamium. It is a historic market town and is now a dormitory town within the London commuter belt and the Greater London Built-up Area. You will find many quant coffee shops, fantastic restaurants and has an array of boutiques. Two railway stations serve the city, St Albans City station, which is situated 0.5 miles east of the city centre, and St Albans Abbey station, which is situated approximately 0.7 miles south-west of the city station. St Albans City station is served by Thameslink on a frequent and fast rail link through central London. Suburban services stop at all stations on the route, while express services are non-stop to London St Pancras International (St Albans City station to St Pancras International 18 minutes). Trains run north to Harpenden, Luton, Luton Airport Parkway and on to Bedford. St Albans Abbey station is the terminus of a single-track line from Watford Junction station. St Albans has many state primary and secondary schools, and number of independent schools. Many families move to St Albans because of its excellent schools, both Primary and Secondary.

### Hallway

Built-in storage cupboard. Turning staircase leading to impressive galleried landing, which would make an ideal study area. Two windows to rear. Radiator. High ceilings. Coving. Access to boarded loft. Two very useful built-in storage cupboards. Security entry phone. Doors to:

### Kitchen

A range of modern wall, base and drawer units with contrasting work surface over. Ceramic sink with drainer. Complementary tiles. Splash back. Built-in five ring stainless steel gas hob, electric oven under, Extractor hood, Light and filter unit over. Built in fridge freezer, washing machine and dishwasher. Radiator. Recessed

spotlights. Tiled floor. Window to rear.

### Living/Diner

A stunning room with impressive proportions. Four windows to front. Coving to ceiling. Two wall light points.

### Master Bedroom

Double bedroom with two windows to front. Range of quality fitted wardrobes. Radiator.

### En-Suite

White suite comprising low level WC. Pedestal wash hand basin. Corner tiled shower cubicle. Power shower. Part tiled walls and floor. Radiator. Recessed spotlights. Extractor.

### Bedroom

Double bedroom with coving to ceiling.

Radiator. Window to rear.

### Bathroom

Fully tiled three piece suite compromising of freestanding bath, low level wc, vanity unit, Part tiled walls and floor, recessed spotlights and window to rear aspect

### Exterior

The development enjoys well-tended communal gardens and allocated residents parking.

### Viewing information

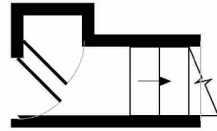
BY APPOINTMENT ONLY  
THROUGH PUTTERILL'S OF  
HERTFORDSHIRE, THROUGH  
WHOM ALL NEGOTIATIONS  
SHOULD BE CONDUCTED.





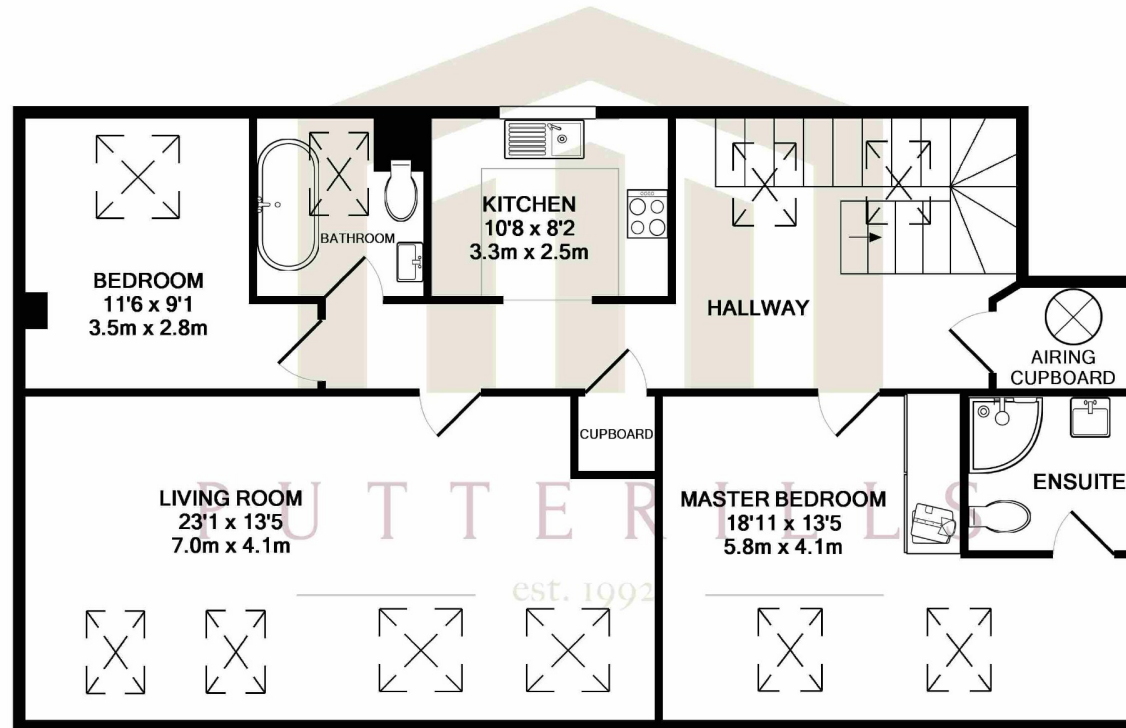






TOTAL APPROX. FLOOR AREA 1024 SQ.FT. (95.1 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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ENTRANCE



TOP FLOOR



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