



£1,395 PCM

Cottonmill Lane, St Albans AL1 2BQ

Apartment | 2 Bedrooms | 1 Bathroom

01727 761 816



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# Step Inside

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## Property Description

This spacious two-bedroom first floor apartment on the corner of Mentmore Road offers modern, open-plan living with a well-designed kitchen area. Recently repainted and in excellent condition, the property includes a private car parking space for added convenience. Ideally located, it's just a 23-minute walk to St Albans City Station and 11 minutes to St Albans Abbey Station. UNFURNISHED. Available at the BEGINNING OF JULY.

## Main Particulars

Discover this beautifully presented first floor two-bedroom apartment, ideally situated on the corner of Mentmore Road. Recently repainted, the property is in excellent condition and will be available at the beginning of July.

- **Two generous double bedrooms** offering comfort and space.
- **Open-plan living and kitchen area** for modern, flexible living
- **Private car parking space** for added convenience
- **Prime location** – just a 23-minute walk to St Albans City Station and 11 minutes to St Albans Abbey Station

This property is perfect for professionals or couples seeking stylish and accessible living in St Albans. AVAILABLE START OF JULY. UNFURNISHED.

### ENTRANCE

Entrance hallway with storage for coats.

### LOUNGE/DINING ROOM

Generously sized open plan living/kitchen area.

### KITCHEN

Wrap around kitchen with gas hob, oven, fridge and washing machine.

### BEDROOMS

Two generously sized double bedrooms.

EN-SUITE BATH/SHOWER ROOM

Fitted bath with shower over, wash hand basin and w.c.

EXTERIOR

1 x allocated parking space.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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