



£2,300 PCM

Charmouth Court, St Albans AL1 4SJ

Apartment | 3 Bedrooms | 1 Bathroom

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A | H Attewell & Hardwicke  
The Letting Specialists

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# Step Inside

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## Key Features

- Open plan living and kitchen area
- Recently refurbished to a high specification throughout
- Large rear garden
- Three good sized bedrooms.
- 1 mile from St Albans City Station.

## Property Description

Beautifully refurbished ground floor three-bedroom maisonette just one mile from St Albans City Station. Featuring generously sized bedrooms—including a master with en-suite—this property offers modern comfort and space in equal measure. AVAILABLE START OF SEPTEMBER.

## Main Particulars

This beautifully updated three-bedroom ground floor maisonette sits just one mile from St Albans City Station, in the highly sought-after neighbourhood of Marshalswick. The home offers a fantastic balance of comfort, space, and location, with access to a selection of outstanding local schools.

Inside, you'll find generously proportioned bedrooms, including a master with en-suite, a large entrance hallway, and ample built-in storage throughout. The stylish kitchen is complemented by a separate utility area, ideal for keeping day-to-day living clutter-free. The spacious open-plan living area flows out to a substantial rear garden, perfect for relaxing or entertaining.

Offered **furnished or unfurnished**, and maintained to a high standard, this property is well-suited to professionals or families looking to settle in one of St Albans' most prestigious residential areas. **AVAILABLE START OF SEPTEMBER.**

**Open plan living/kitchen area** - 12.3ft x 26ft - The open-plan kitchen and living space offers direct views over the rear garden, creating a light and welcoming hub for relaxing or entertaining. The separate utility area—fitted with both a washer and dryer—adds everyday convenience and keeps the main space clutter-free.

**Family bathroom** - 9ft x 5.43ft - The bathroom continues the home's stylish aesthetic with the same contemporary tiles used in the kitchen, creating a cohesive visual flow throughout the property. It features a modern bath with mixer shower, combining functionality with sleek design to offer a calm and comfortable space for daily routines.

**Bedroom 1** - 12.6ft x 10.4 ft - **Ensuite** - 7ft x 5ft - Bedroom one is a generous retreat overlooking the rear garden, offering tranquillity and natural light throughout the day. The room's unique curved layout provides an abundance of space, ideal for additional storage. The en-suite bathroom, finished with the same contemporary tiling as the main bathroom and kitchen, maintains a cohesive design flow and includes modern fixtures for comfort and style.

**Bedroom 2** - 16ft x 7ft - Bedroom two is light and spacious, offering comfort and versatility. A contemporary pop of colour in the headboard adds a vibrant touch to the calm design, giving the room personality while maintaining a relaxed feel—ideal as a guest room, home office or family space.

**Bedroom 3** - 9ft x 5.5ft - Bedroom three overlooks the serene rear garden, making it a peaceful retreat for a single bedroom or a calming home office. Its tranquil setting and adaptable size offer flexibility to suit your lifestyle.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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