

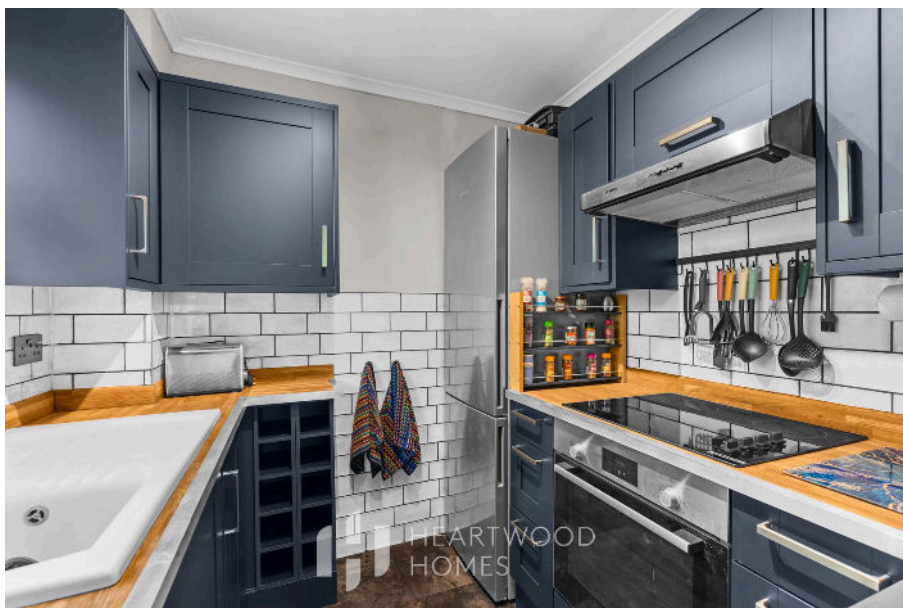




# Mercers Row, St. Albans, AL1 2QS

£335,000

🛏 1 🚿 1 🚗 1





Presented in exceptional condition throughout, this beautifully maintained one bedroom cluster house offers stylish, low maintenance living, making it an ideal first time purchase, investment opportunity or downsizer's home. Offered to market with no onward chain.

The property has been thoughtfully updated and lovingly cared for, boasting a bright and welcoming living space with contemporary décor, a modern fitted kitchen and a spacious double bedroom. Double doors from the living area open directly onto the private garden, creating a wonderful indoor outdoor flow and providing the perfect space for relaxing or entertaining. The well-appointed bathroom is finished to a high standard, while the home's immaculate presentation allows any purchaser to move straight in with nothing to do.

Occupying a tucked away position, the property enjoys attractive views over the neighbouring park, offering a peaceful setting rarely found with homes of this type. Externally, the home benefits from its own private entrance, a private garden, allocated parking and well maintained communal surroundings, further enhancing its appeal.

Conveniently positioned within easy reach of local amenities, excellent transport links and the vibrant city centre, this charming home combines comfort, style and practicality in equal measure.

A rare opportunity to acquire a truly turnkey property in an enviable setting – early viewing is highly recommended.



Diagram of the second floor layout. The floor plan includes a staircase labeled "DOWN", a bathroom labeled "BATHROOM 5'2" x 7'2" 2.2m x 2.1m", and a bedroom labeled "BEDROOM 11'2" x 8'8" 4.3m x 2.6m".

