



2 Bedrooms



1 Bathroom



1 Reception Room



Allocated Parking Space &  
Visitors Parking



Communal



EPC Band C

**Council Tax**

Band: D £2,257.13 (2025/2026)

**Local Authority**

St Albans City & District Council

Tenure: Leasehold, 189 years  
from 25<sup>th</sup> December 1978

Service/Maintenance Charge:  
£1,500 per annum



**Holmes Court, Carlisle Avenue, St. Albans, AL3 5LR**  
**Guide Price £360,000 Leasehold**



## Holmes Court, Carlisle Avenue, St. Albans

This lovely two bedroom first floor apartment will suit buyers looking for a central St. Albans location which is just a stroll from the vibrant City centre. The new owner will enjoy the private outside space on the south facing balcony, the long lease and the benefit of having no onward chain.

- 🏡 Spacious First Floor Apartment
- 🏡 Two Bedrooms
- 🏡 Long Lease
- 🏡 No Onward Chain
- 🏡 Private South Facing Balcony
- 🏡 Allocated Parking Space & Visitors Parking
- 🏡 Close to St Albans Mainline Station & City Centre

### Description

This sought after, central St. Albans apartment is offered to the market with no upper chain and has the benefit of an allocated parking space and communal gardens. There is a spacious living room with front aspect windows and a door which leads out to the south facing balcony overlooking the residents garden. The kitchen has space for a breakfast table at one end and has fitted Bosch appliances and numerous storage cupboards. The principal bedroom has fitted wardrobes and rear aspect windows and bedroom two is also double in size and also has rear aspect windows.

The modern bathroom has a bath with a shower-over, hand wash basin and w/c and other benefits include two further storage cupboards.

Please note, the photographs were taken prior to the current tenancy.

### Location

Carlisle Avenue is situated just off St Peters Street within striking distance of both the vibrant City centre and mainline railway station. A tree-lined road with a mixture of property that also proves popular with families looking for outstanding schooling.

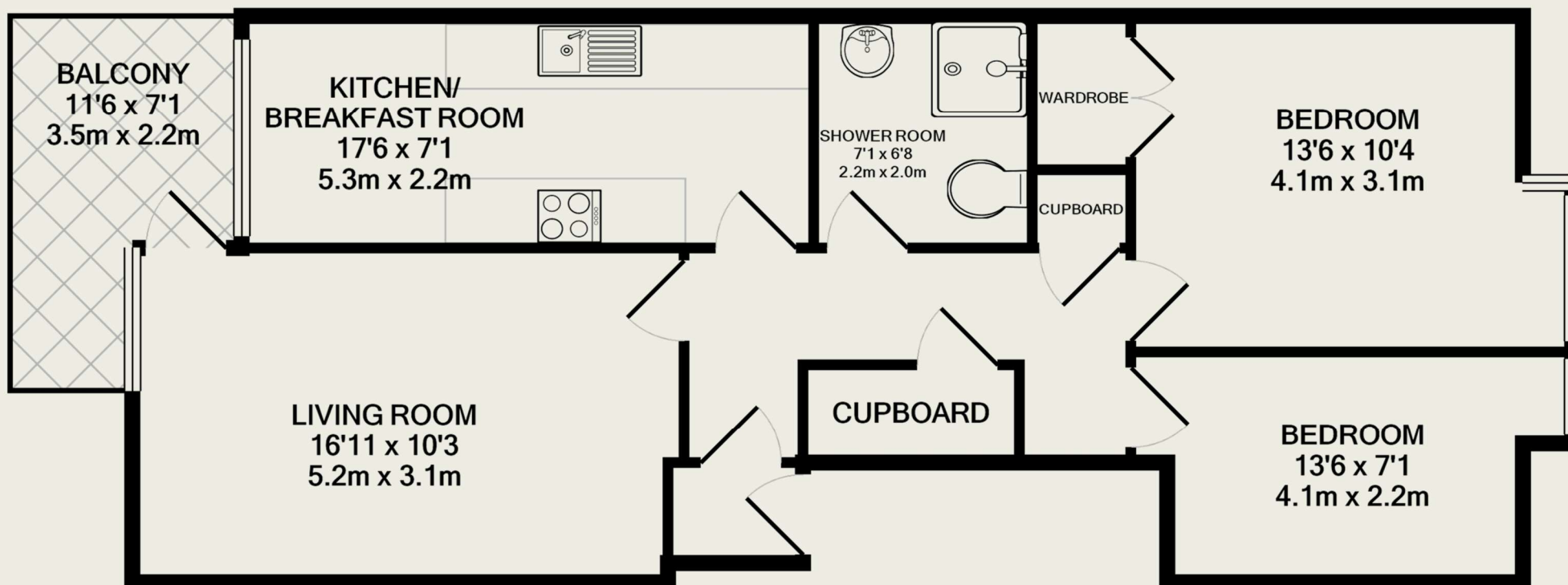






**Important Information**

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TOTAL APPROX. FLOOR AREA 685 SQ.FT. (63.7 SQ.M.)

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