

 2 Bedrooms

 2 Bath/Shower Rooms

 2 Reception Rooms

 Allocated Parking

 2 Private Terraces  
+Communal Gardens

 EPC Band B

Council Tax  
Band E £2,634.03 (2024/2025)

Local Authority  
St Albans City & District  
Council

Leasehold, 999 years from 1<sup>st</sup>  
January 2018.

Service Charge: £4,100 approx.  
per annum  
Ground Rent: Peppercorn

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**Maryland Place, St. Albans, AL3 5FD**  
**Guide Price £800,000 Leasehold**



## Maryland Place, St. Albans

An extremely well proportioned two double bedroom ground floor apartment, positioned within an exclusive development for the over 55's. Set in a peaceful yet central location and with the benefit of two private terraces and allocated parking positioned close by, the property is offered to the market with the benefit of no onward chain.

Beautifully Presented Ground Floor Apartment for the Over 55's

Two Reception Rooms

Two Double Bedrooms + Two Bathrooms

No Onward Chain

Two Private Terraces

Allocated Off-Street Parking

Close to St Albans City Centre & Mainline Station

### Description

Tucked away in an established residential area and surrounded by attractive communal gardens, this immaculately presented property forms part of a carefully designed development comprising a mixture of houses and apartments. Approached through a well-maintained communal hall, the front door opens into a hall which leads through to an impressive dining space, from which the living room is reached. This is a spacious room with glazed double doors leading to a private enclosed terrace. The smart kitchen is open plan to the living room and is fitted with integrated appliances including double oven, dishwasher and fridge/freezer, and a useful utility room is located beyond. The apartment boasts two large bedrooms, both have fitted storage and the principal bedroom benefits from a thoughtfully designed dressing area which leads onto a stylish en-suite shower room, whereas bedroom two is served by a spacious bathroom. Double doors provide access from the principal bedrooms to a second pretty terrace with both paved areas and planted beds. An allocated parking space is conveniently positioned close to the main entrance and further parking for visitors is provided within the development.

### Location

Built on the site of a former Convent, Maryland Place enjoys a quiet setting off Townsend Drive just north of St Albans. Less than a mile and a half from the mainline railway station, it is also within walking distance of the wide range of shops and restaurants available in the city centre. Batchwood Golf Club is a short distance away and open countryside is easily reached.



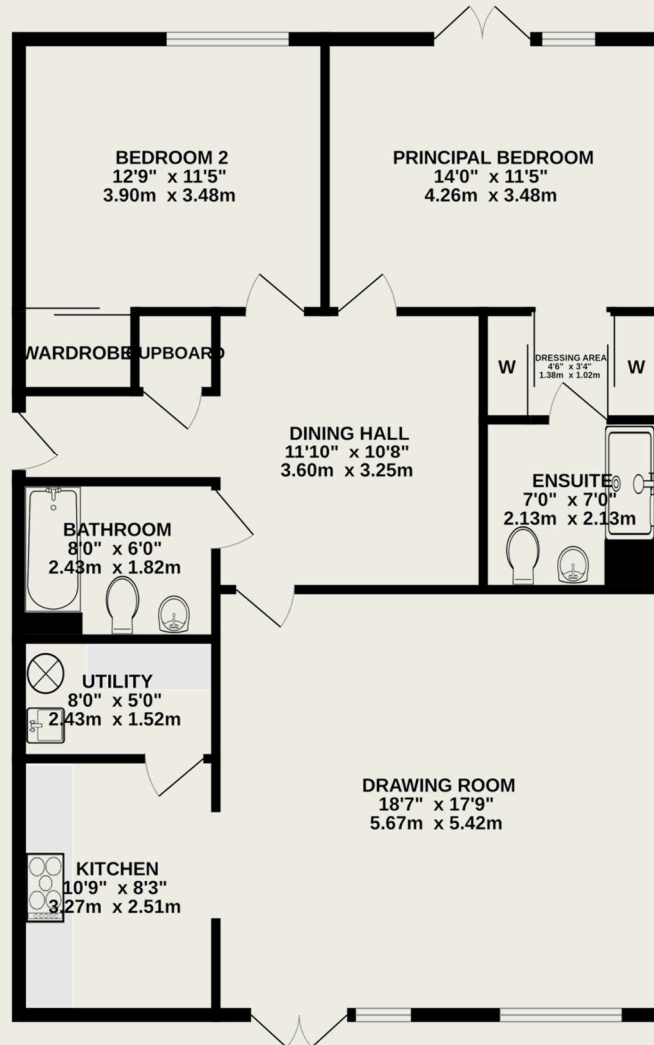




**Important Information**

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TOTAL FLOOR AREA : 1089 sq.ft. (101.2 sq.m.) approx.

This floor plan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such