



11 Beaconsfield Road, St Albans, AL1 3RD

INVESTMENT OPPORTUNITY - An exciting opportunity to acquire this stylish and elegant detached property comprising four beautifully presented luxury fully furnished apartments with parking.

Each apartment is cleverly designed carefully combining period features with modern interiors. The apartments have been successfully operated as serviced apartments and long term lets.

Located in the vibrant centre of St Albans, moments from the mainline station with fast trains into London St Pancras, all London airports are within easy reach and major motorway networks and only a short walk to a wide range of amenities and well regarded schooling.

Hawk Ventures have been tourist board approved, Visit England, Four Star Gold Accommodation with corporate guests from Warner Brothers, Ernst & Young, PWC, Ocado and Astra Zenica.



PROPERTY DETAILS

Included in this sale is the freehold, meaning the new owner will avoid costly service charges you would typically find in ownership of an apartment. The property has the added benefit of planning permission approved for a single storey rear extension to the lower ground floor apartment and partial excavation of the garden area which would create a stunning home.

ACCOMMODATION

1 HAWK HOUSE

This apartment is located on the lower ground floor of the property with its own direct front door. The property enjoys a spacious living room with a bay window overlooking the well tended communal gardens, a stylish well equipped kitchen, double bedroom and bathroom. In addition to this, there are two useful storage cellars. EPC Rating D

2 HAWK HOUSE

This stunning raised ground floor apartment has a wonderful bright bay fronted open plan living space with a high specification kitchen area. The master bedroom enjoys a bay window overlooking the rear garden with an en-suite shower room, there is a further double bedroom and separate bathroom and utility cupboard. EPC Rating C

3 HAWK HOUSE

Positioned on the first floor of the building, this apartment enjoys a generous bay fronted living space with a high specification kitchen. The master bedroom enjoys an en-suite shower room, there is a second double bedroom and further bathroom. EPC Rating D

4 HAWK HOUSE

Located on the top floor of the building, this is a charming apartment with a bay fronted living space with a stylish well equipped kitchen area, the master bedroom enjoys an en-suite shower room, there is a second double bedroom and an attractive bathroom suite EPC Rating D

EXTERIOR



Located at the front of the property is one parking area, at the side of the property is a gravelled driveway leading to communal garden and further parking. The rear garden has a west facing aspect and backs onto Marlborough Gate with the potential, subject to planning permission, to redevelop the bottom section of the garden.

PLANNING

The planning application at St Albans council is 5/2017/1449.

Viewing Information

BY APPOINTMENT ONLY WITH BRADFORD & HOWLEY, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED.

Environmental Impact Rating

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.



Total area: approx. 66.5 sq. metres (719.0 sq. feet)
Identification Purposes only. Not to scale.
Plan produced using PlanUp.



Total area: approx. 59.5 sq. metres (640.3 sq. feet)
Identification Purposes only. Not to scale.
Plan produced using PlanUp.



Total area: approx. 64.2 sq. metres (690.9 sq. feet)
Identification Purposes only. Not to scale.
Plan produced using PlanUp.



Total area: approx. 60.2 sq. metres (647.5 sq. feet)
Identification Purposes only. Not to scale.
Plan produced using PlanUp.

IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans and measurements, these are not guaranteed and they do not form part of any contract. We have not tested any of the services, equipment or fittings. No persons in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase price. You may download, store and use the material for your own personal use. You may not republish the material in any format without the consent of Bradford & Howley.