



42 Beech Road, St. Albans, AL3 5AS

Guide price £250,000 Leasehold



42 Beech Road

St. Albans, AL3 5AS

A recently decorated and newly carpeted three bedroom maisonette situated in a wonderfully convenient location close to Sandringham senior school and Bernard's Heath primary, local shops, the green space of Bernard's Heath and walking distance from the Mainline Station and City Centre. Offered for sale with no onward chain, a long 195 year lease and is perfect for a first time or investment buyer.

The property is accessed via an external staircase leading up to a patio area for the enjoyment of residents. A private front door opens into a welcoming hallway with a built-in storage cupboard and doors to all rooms. The bright and spacious south-west facing lounge features two generous double glazed windows and a wall mounted electric fire. The kitchen benefits from a range of recently upgraded wall and base units with work tops above incorporating a sink with mixer tap, a new integrated oven with electric hob above and recesses for a washing machine, dishwasher, tumble dryer and fridge/freezer. There are three well-proportioned double bedrooms, two of which benefit from built-in wardrobes. There's a neutral white bathroom suite comprising of a bath with a shower over, a basin, with a separate W.C in the adjacent room.

This property is situated on Beech Road, above a small parade of local shops, and is approximately 1.3 miles from the City Centre and mainline railway station to London St Pancras.





ACCOMMODATION

Hallway

Storage Cupboard

Lounge

18'1 x 12'3 (5.51m x 3.73m)

Kitchen

10'2 x 9'2 (3.10m x 2.79m)

Bedroom One

10'4 x 9'2 (3.15m x 2.79m)

Bedroom Two

12'3 x 7'10 at max (3.73m x 2.39m at max)

Bedroom Three

9'4 x 8 (2.84m x 2.44m)

Bathroom

W.C

Share of Freehold - 195 Year Lease

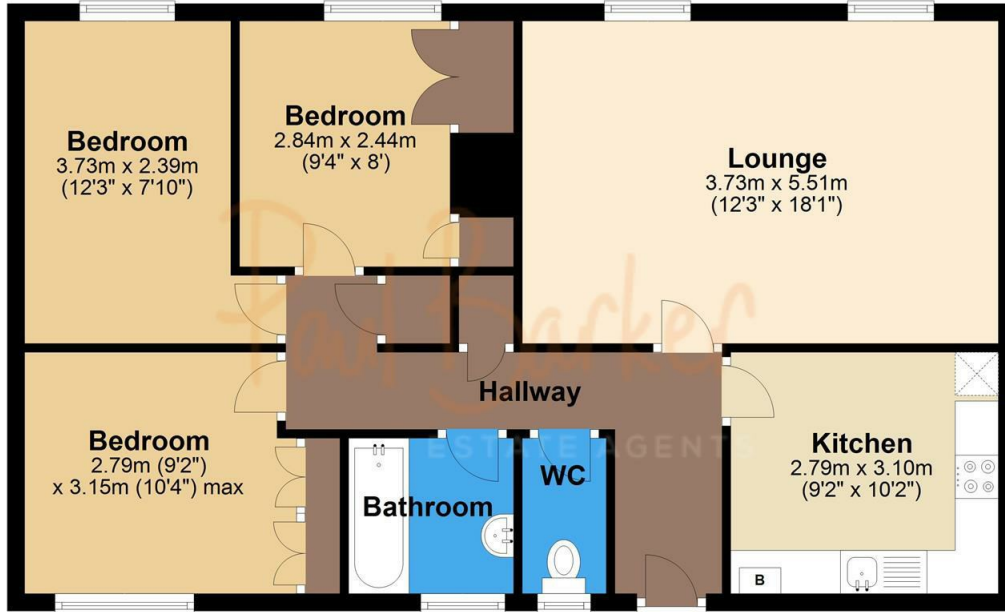
Ground Rent & Insurance - £825 p.a.



Floor Plan

Floor Plan

Approx. 74.5 sq. metres (802.4 sq. feet)



Total area: approx. 74.5 sq. metres (802.4 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio Plan produced using PlanUp.

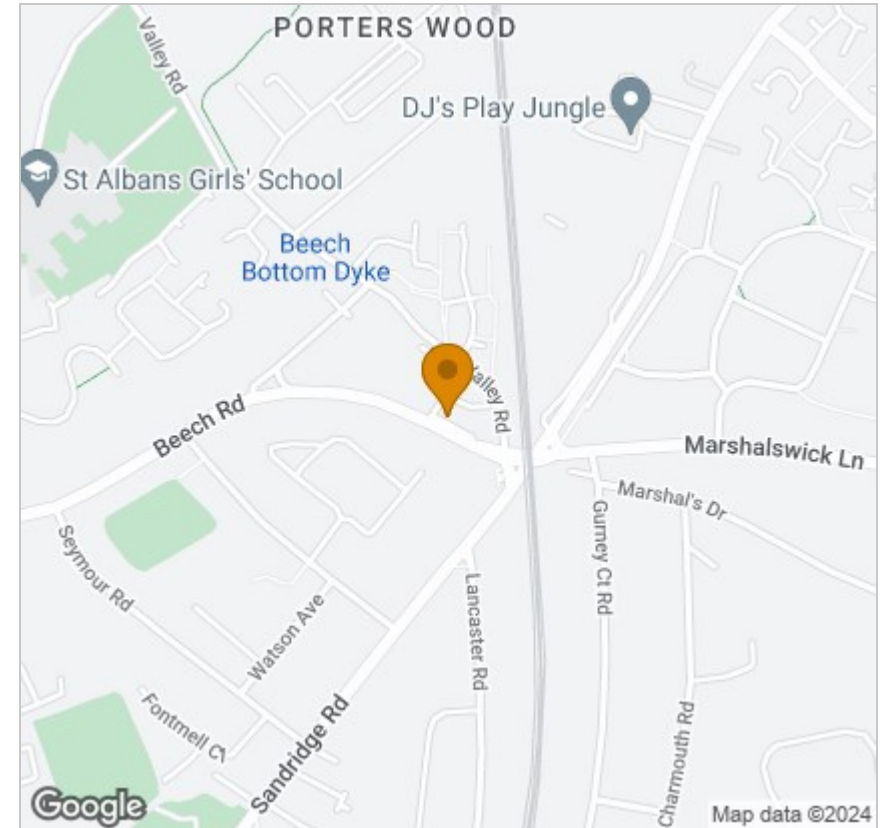
Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

