



4 Blenkin Close, St. Albans, AL3 6EB  
Guide price £395,000 Leasehold - Share of Freehold



## 4 Blenkin Close

St. Albans, AL3 6EB

A wonderfully spacious two double bedroom ground floor maisonette located in a quiet close on New Greens. The property benefits from a private three-car driveway, private garden, a share of the freehold and a long lease with 999 years remaining.

The property is well-designed with a bright lounge featuring a large box bay window, the kitchen benefits from fitted wall and base units including a breakfast/dining area with access to the rear garden. There are two very good sized bedrooms both with built-in storage and a white bathroom suite.

Externally there is a driveway providing off-street parking for a number of cars and to the rear is a 60ft garden with a patio area, lawn and two outbuildings.

Blenkin Close is a peaceful road in the popular New Greens area to the north of St Albans. Located in close proximity to local shops and highly regarded local schools including Garden Fields Primary school and St Albans Girls School. There are lovely surrounding areas such as Batchwood for countryside walks and/or a round of golf at Batchwood Golf club. The mainline train station and the City Centre with its wide variety of shopping and leisure facilities are also within 1.5 miles





## ACCOMMODATION

Hallway

Lounge

15 x 12'4 (4.57m x 3.76m)

Kitchen/Dining

14'1 x 10'11 (4.29m x 3.33m)

Bedroom One

12'10 x 11 (3.91m x 3.35m)

Bedroom Two

12'8 x 9'9 (3.86m x 2.97m)

Bathroom

Driveway

Rear Garden

Outbuildings

7' x 8'4 (2.13m x 2.54m)

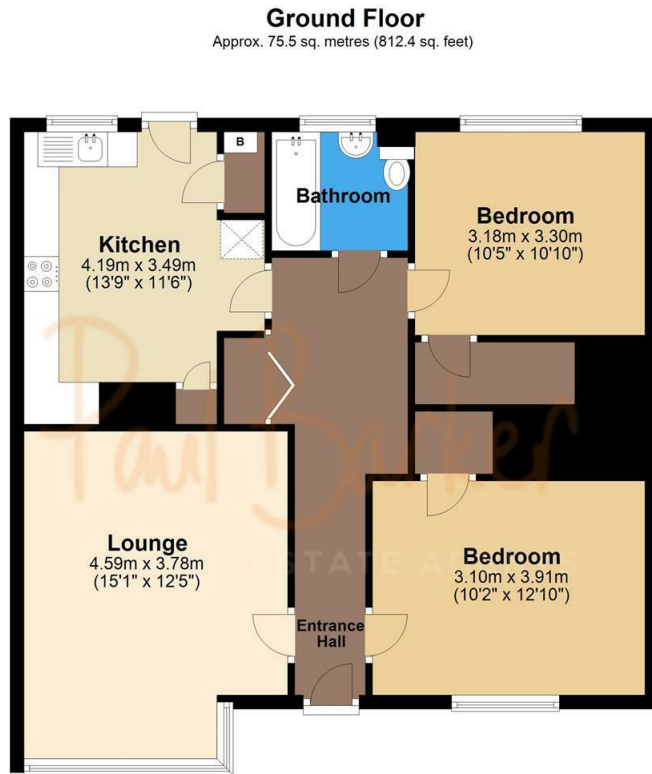
building Insurance -

Ground Rent - £10 pa

Lease Remaining - 998 years

Council Tax Band C

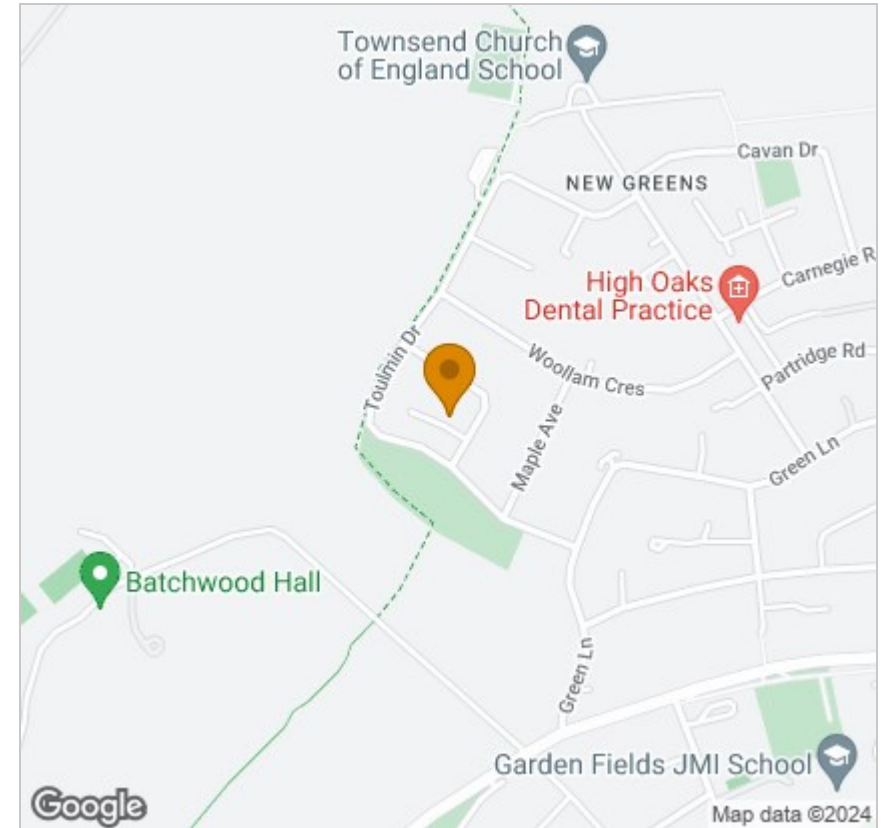
## Floor Plan



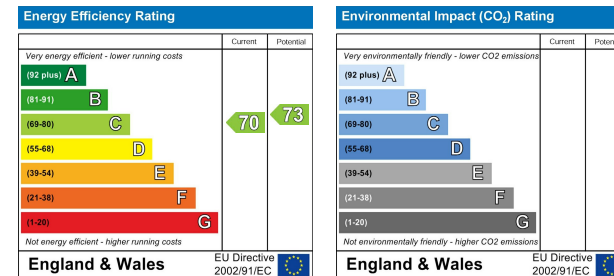
Total area: approx. 75.5 sq. metres (812.4 sq. feet)

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

## Area Map



## Energy Efficiency Graph



## 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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