



2 Rowan Close, St. Albans, AL4 0ST

Guide price £300,000 Leasehold





## 2 Rowan Close

St. Albans, AL4 0ST

A bright and spacious ground floor maisonette well-planned accommodation with the benefit of a south facing terrace, garage, lease of 976 years remaining and a is chain free.

The accommodation begins with a private front door opening into a welcoming entrance hall with a built-in storage cupboard, airing cupboard, doors to rooms and a part-glazed door out to the terrace. The generously proportioned living room enjoys a large south facing window and fireplace. The fitted kitchen features a range of wall and base units with work tops with work tops above and an integrated hob and double oven plus recesses for white goods.

The master bedroom benefits from a built-in wardrobe and a range of fitted wardrobes and the second bedroom also built-in wardrobe. The bathroom incorporates a shower cubicle, basin with storage below and a W.C.

Externally there are well-kept communal gardens, a washing line area, ample off on-road car parking and a garage with an up and over door.

Rowan Close is within walking distance to plenty of green spaces, the 'Alban Way' leading to the train station and Verulamium Park, handy local shops, sports facilities, and just a short distance to St. Albans vibrant city centre, the mainline station, and the M1 and M25 motorway networks. It is also perfectly placed for easy access to several highly regarded local schools, including Beaumont & Nicholas Breakspear secondary schools and Oakwood Primary School.







## ACCOMMODATION

Porch

Entrance Hall

Kitchen

10'9 x 8'0 (3.28m x 2.44m)

Living Room

17'1 x 14'6 (5.21m x 4.42m)

Terrace

Bedroom

11'1 x 10'9 (3.38m x 3.28m)

Bedroom

10'11 x 8'0 (3.33m x 2.44m)

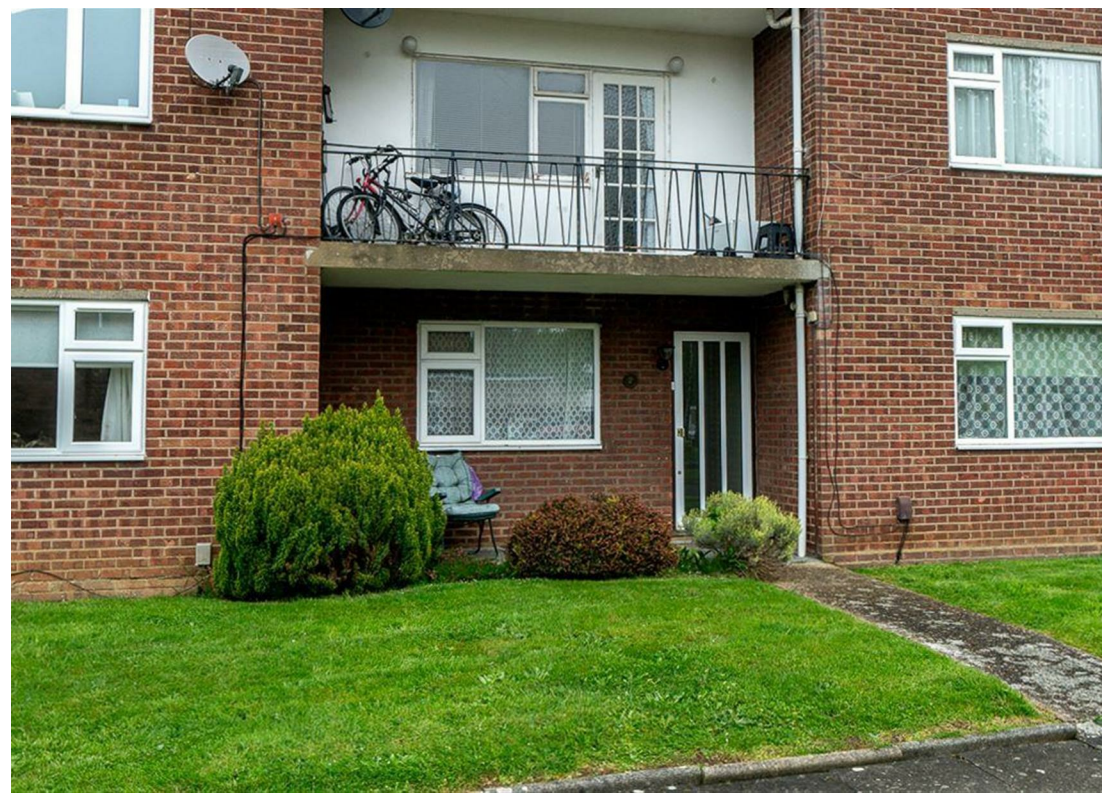
Shower Room

Communal Garden

Garage

16'8 x 8'6 (5.08m x 2.59m)

LEASEHOLD - 976 Years Remaining





## Floor Plan



Total area: approx. 74.1 sq. metres (797.7 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

