



Key Features

- ✓ Four-bedroom family home
- ✓ Four bath/shower rooms
- ✓ Close to city centre
- ✓ Close to mainline station
- ✓ Leasehold (Long lease)
- ✓ EPC rating C



Abbots Park, St Albans

Offers in excess of £500,000



A wonderfully spacious four-bedroom terraced family home occupying an enviable position close to the city centre, mainline station, and excellent local schooling. The property is currently let out as a 'House of multiple occupancy' (HMO) with a very generous yield.

Starting with the ground floor the accommodation is briefly comprised of a welcoming entrance hall and self-contained studio with kitchen and en-suite. The front portion of the garage has been kept for storage purposes.

Moving up to the first floor you will find the kitchen, spacious living room and a bedroom with an en-suite shower room. On the second floor there are two further double bedrooms (one with an en-suite bathroom) and a family bathroom.

Additional benefits include driveway parking and access to well-kept communal gardens. The property is offered to the market with no upper chain.

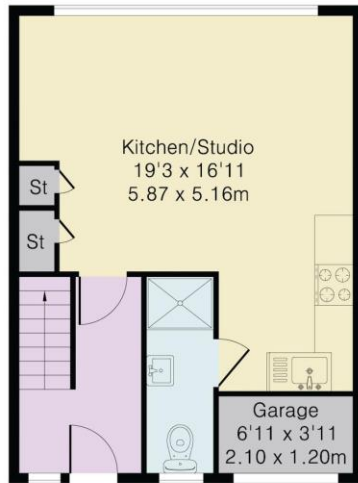
Lease information

Length of lease - 999 years from 25 December 1961
Ground rent - £20 per annum
Service/gardening charge - Approx £300 per annum

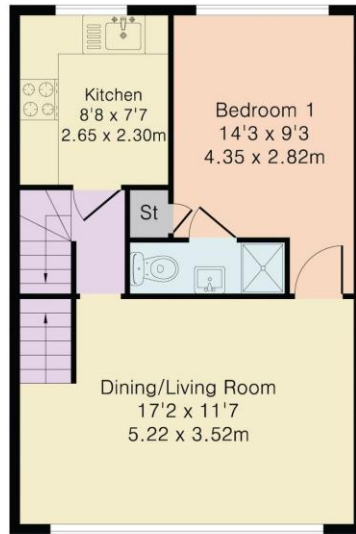




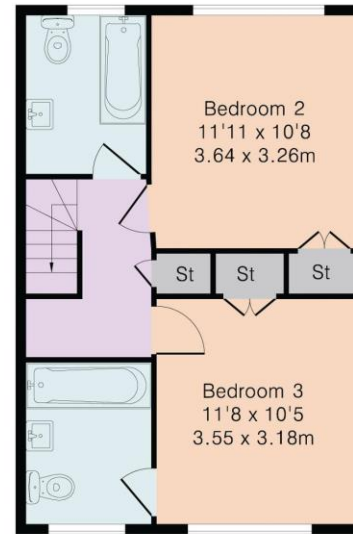
Approximate Gross Internal Area 1296 sq ft – 119 sq m
 Ground Floor Area 402 sq ft – 37 sq m
 First Floor Area 447 sq ft – 41 sq m
 Second Floor Area 447 sq ft – 41 sq m



Ground Floor



First Floor



Second Floor



Disclosure: These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures, or services so cannot confirm that they are in working order and the property is sold on this basis.

Northwood St Albans

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