









Key Features

-  Share of Freehold
-  First Floor Maisonette
-  Off Street Parking
-  Rear Garden
-  Close to Station
-  No Upper Chain

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Colindale Avenue, St Albans

Offers in excess of £325,000



Garden Flat with Parking

This first floor maisonette is ideally situated in a quiet cul-de-sac, within 12 minutes walk to the main train station (for a 20 minute link into London St Pancras) and within walkable distance to the City centre with all of its excellent selection of bars, restaurants and shopping facilities.

The property benefits from a lounge, separate kitchen, bathroom, master bedroom, second bedroom/office, gas central heating, share of rear garden and off street parking. You have the possibility of extending into the loft subject to the relevant planning permissions.



Lease details

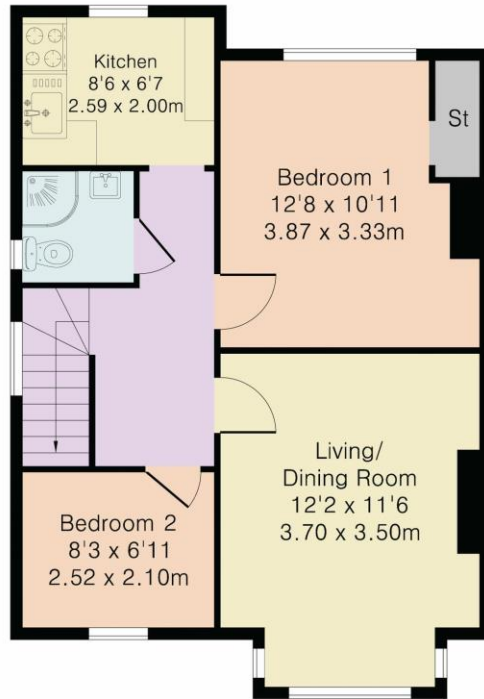
Share of Freehold

No ground rent or Service charge.

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.



Approximate Gross Internal Area 544 sq ft – 51 sq m



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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