



Connells

Offas Way
Wheathampstead ST. ALBANS



Property Description

An exceptionally well presented first floor maisonette located in the highly desirable village of Wheathampstead. This stunning home comprises of two double bedrooms, lounge/diner, modern kitchen/breakfast room, stunning four-piece bathroom and a beautiful 80ft west facing private rear garden with summer house.

Entrance Hall

Irregular Shaped Room 6' 11" x 3' 9" (2.11m x 1.14m)

Private entrance door, window to side, walk in storage cupboard, radiator, solid flooring, stairs leading to first floor reception hallway.

Reception Hallway

23' 3" x 2' 10" (7.09m x 0.86m)

Hatch to loft, storage cupboard, window to side, floor to ceiling radiator, doors leading to all rooms.

Lounge/Diner

Irregular Shaped Room 19' 9" Max into dining area. x 11' 11" (6.02m Max into dining area. x 3.63m)

Two windows to front, window to side, radiator, attractive wooden display shelf, snug area used for dining with table and built in seating.

Bathroom

Irregular Shaped Room 8' 7" x 6' 6" (2.62m x 1.98m)

A stunning modern four piece suite comprising of a double shower cubicle, freestanding claw footed bath, vanity wash basin and dual flush w/c, floor to ceiling radiator and additional heated towel rail, windows to side and rear. Part tiled walls and tiled floor.

Kitchen/Breakfast Room

Irregular Shaped Room 12' 10" x 8' 6" (3.91m x 2.59m)

A beautifully fitted shaker style kitchen with a comprehensive range of built in wall and base units with complimentary worksurfaces and breakfast bar. Ceramic sink and drainer, built in fridge/freezer, washing machine, tumble dryer and slimline dishwasher, built in combi gas boiler, electric oven and hob with extractor hood over, tiled floor, window to rear.

Bedroom One

Irregular Shaped Room 12' 5" Max x 12' (3.78m Max x 3.66m)

Window to front, built in cupboard, radiator.

Bedroom Two

Irregular Shaped Room 11' 11" x 8' 11" (3.63m x 2.72m)

Window to rear, radiator, built in wardrobe.

Outside

The property is approached via a shared pathway with the ground floor maisonette, side garden is laid to lawn with bin cupboard. Private entrance door. The west facing rear garden has been beautifully landscaped and is approx 80ft in length. There are two individual decked entertaining areas and the formal garden area is laid to lawn with flower borders. Additionally there is a summer house with power connected.

Agents Note

There are 89 years remaining on an initial 125-year lease which was granted in 1989. The current ground rent is £10 pa and service charge is £500 pa which includes building insurance.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: D Council Tax
 Band: C

Service Charge: 450.00 Ground Rent:
 10.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 11 Sep 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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