



Black Boy Wood, St. Albans, AL2 3LW

**Asking Price £325,000 Share of Freehold**

\*\*\*\* CHAIN FREE \*\*\*\*

A TWO DOUBLE BEDROOM MAISONETTE WITH A PRIVATE BALCONY & REAR GARDEN.

We are pleased to be able to offer for sale this bright first floor two double bedroom maisonette with a reception room and balcony, separate fitted kitchen, bathroom and rear garden. The property is located in Bricket Wood close to local amenities and Bricket Wood Station which is a four minute walk away.

The motorway network (M1 & M25) are a short distance away as are the local towns of Radlett, St Albans and Watford. There is a bright sunny balcony to the front and to the rear are views over woodlands. The property is offered chain free. SHARE OF FREEHOLD

PURCHASE WITHIN LIFETIME ISA CRITERIA, UNDER £450,000

- Two Double Bedroom Maisonette
- Quiet Location in Cul-De-Sac
- Separate Kitchen/Diner
- Private Garden & Balcony
- Close to Local Shops
- Short Distance from Station
- Share of Freehold



**First Floor**  
Area: 657 ft<sup>2</sup> ... 61.0 m<sup>2</sup>  
Total Area: 657 ft<sup>2</sup> ... 61.0 m<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only



## VIEWING

Strictly by appointment with Aitchisons

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Ref: 2027

## EPC Rating



## IMPORTANT NOTICE

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