

for sale

offers in excess of **£465,000** Leasehold



## Alpha House Beaconsfield Road St. Albans AL1 3RD

- Energy Rating: D
- Two Bedroom
- Ideal Location
- Private Patio Area
- Period Property





# Property Details

**Entrance Porch** 7' 7" x 6' 1" ( 2.31m x 1.85m )

**Lounge** 14' 4" x 12' 7" ( 4.37m x 3.84m )

**Kitchen** 9' 2" x 7' 1" ( 2.79m x 2.16m )

**Bedroom 1** 9' 11" x 9' 9" ( 3.02m x 2.97m )

**Bedroom 2** 10' 3" x 6' 11" ( 3.12m x 2.11m )

**Bathroom** 6' 5" x 6' 3" ( 1.96m x 1.91m )

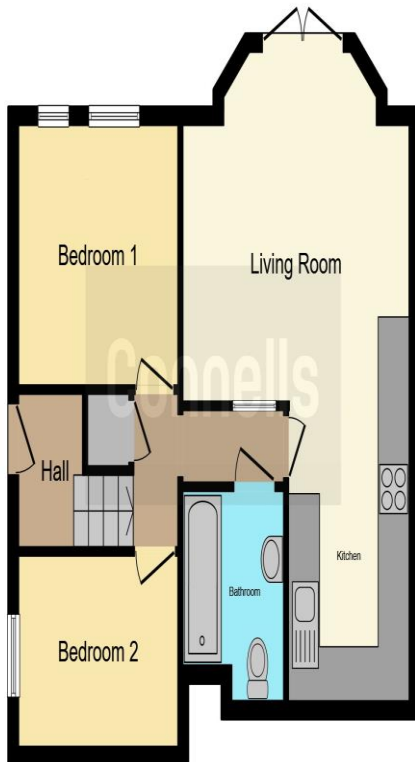
## Location

With its close-knit community feel and easy access to both central London and Hertfordshire's many glorious green spaces, St Albans offers that rarest of luxuries – balance. The outdoor types can revel in the choice of leafy parks, long walks and challenging golf courses such as Green Wood Park being a stones through away.

Meanwhile, St Albans' crowning glory, Verulamium Park, offers over 100 acres of picturesque gardens, wildlife, lakes, sports facilities and tennis courts.

For the finer things in life, take afternoon tea in the perfectly manicured surrounds of Sopwell House, or escape for a secluded picnic for two by the river. In fact, whatever you're into, St Albans offers boundless possibilities.

Your home on Beaconfield Road, couldn't be better placed to enjoy its many pleasures. Just moments from your door, discover great brunch spots and cosy pubs; lively bars and fine dining; favourite restaurant chains and unique family-run cafés; independent boutiques and can't-live-without high street shops just half a mile away.



To view this property please contact Connells on

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**E [stalbens@connells.co.uk](mailto:stalbens@connells.co.uk)**

38 Chequer Street  
ST. ALBANS AL1 3YH

**Tenure:** Leasehold

**EPC Rating:** D

Property Ref: STA315987 - 0018

This is a Leasehold property with details as follows; Term of Lease 962 years from 26 Jan 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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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