



**Connells**

The Beeches  
Park Street St. Albans



# The Beeches

Park Street St. Albans AL2 2PL

for sale offers in excess of  
**£359,950**



## Property Description

Welcome to this delightful first-floor maisonette, perfectly situated to offer both comfort and convenience. This fantastic property features two spacious double bedrooms, each providing serene views over the picturesque River Ver, making it a tranquil retreat.

The sizable living diner is an inviting space, ideal for relaxation and entertaining. It seamlessly flows into the well-appointed kitchen, which boasts plenty of room for culinary creations. The modern bathroom comes equipped with a large storage cupboard, ensuring you have ample space for all your essentials. Step outside to enjoy your own front and private rear garden, which beautifully backs onto the River Ver, offering a peaceful outdoor sanctuary.

Additional benefits include a secure garage, providing you with extra storage and peace of mind. The lease is currently in the process of being extended to an impressive 125 years & there is no service charge or ground rent. This home is conveniently located just 0.4 miles from Park Street train station, making your commute a breeze and is within close proximity to the M25 and M1 for easy access to further destinations. This charming maisonette truly combines a perfect blend of modern living and natural beauty. Don't miss the opportunity to make it yours! Contact us today for more details or to arrange a viewing.

## Living Room

15' 9" max x 9' 8" max ( 4.80m max x 2.95m max )

## Kitchen

9' 9" max x 7' 8" max ( 2.97m max x 2.34m max )

## Bedroom One

11' 8" max x 9' 9" max ( 3.56m max x 2.97m max )

## Bedroom Two

10' 9" max x 10' 7" max ( 3.28m max x 3.23m max )





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](http://www.focalagent.com)

To view this property please contact Connells on

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 ST. ALBANS AL1 3YH

**EPC Rating: D**

**view this property online [connells.co.uk/Property/STA316556](http://connells.co.uk/Property/STA316556)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



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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Property Ref: STA316556 - 0007