



**Connells**

Brecken Close  
St. Albans





### Property Description

A well-presented ground floor property, offered for sale with no onward chain or with the current tenant in situ. The property further benefits from a long lease and a single GARAGE.

The property is located within the popular Jersey Farm area of St Albans and would make an ideal buy to let investment or a great first-time purchase.

Internally the property offers a hallway, with doors leading to all of the rooms, the open plan sitting/dining room overlooks the communal gardens, whilst a separate kitchen offers plenty of cupboard space and built in appliances.

The property further benefits from a large, double bedroom and is served by a nicely appointed bathroom.

Interest levels are anticipated to be high, so please do contact Connells, St Albans to arrange an appointment to view.

## Lounge

16' 7" max x 9' 8" max ( 5.05m max x 2.95m max )

## Kitchen

7' 8" max x 6' 5" max ( 2.34m max x 1.96m max )

## Bedroom One

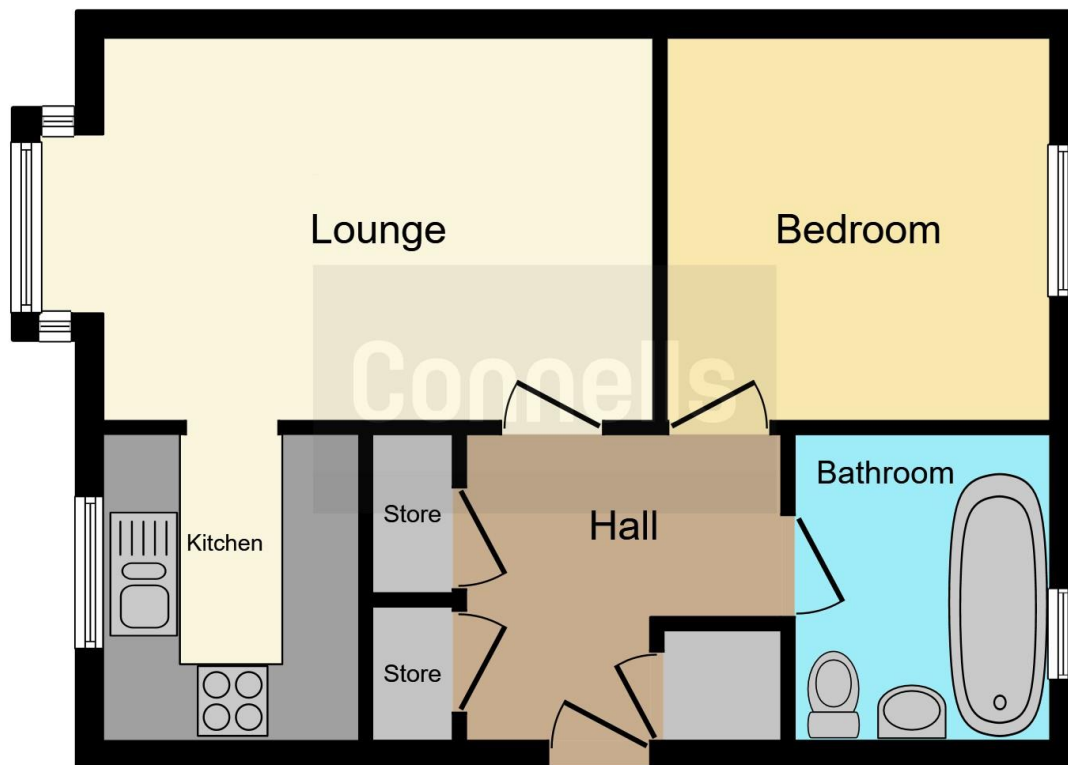
9' 8" max x 9' 8" max ( 2.95m max x 2.95m max )

## Bathroom

7' 8" max x 6' 5" max ( 2.34m max x 1.96m 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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38 Chequer Street  
 ST. ALBANS AL1 3YH

EPC Rating: D Council Tax  
 Band: C

Service Charge: 672.00 Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/STA316643](http://connells.co.uk/Property/STA316643)**

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.



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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