



**Connells**

Chiltern Road  
St. Albans



### Property Description

ht and airy two double bedroom top floor flat comprises of an entrance hall with storage cupboard and access to the loft leading to the lounge/diner, separate kitchen, two double bedrooms, one with built in wardrobes and the bathroom. Externally there are communal outside areas with an outbuilding and parking. Chiltern Road is situated in a quiet area within the highly sought after area of Marshalswick in St Albans extremely close to well-regarded schools and local amenities as well as a bus route to St Albans Station. The Quadrant shopping centre in Marshalswick boasts a large selection of local shops and eateries including a Marks and Spencer food hall and then St Albans City Centre is less than two miles away and provides an excellent selection of shopping and leisure facilities along with a mainline railway station to London St Pancras.

### Entrance Hall

Storage cupboard, airing cupboard, access to the loft, radiator and tiled flooring.

### Lounge

16' 2" max x 17' 6" max ( 4.93m max x 5.33m max )

Two windows to the front, coving to the ceiling, built in cupboard, radiator and carpet.

### Kitchen

8' 2" x 10' 1" ( 2.49m x 3.07m )

Window to the rear, fitted kitchen with an array of wall and base units, work surface, sink and drainer, tiled splash back, built in electric oven and hob, built under fridge freezer and space for washing machine, small breakfast bar and tiled flooring.

### Bedroom One

13' 7" max inc built in wardrobes x 10' 5" ( 4.14m max inc built in wardrobes x 3.17m )

Window to the front, coving to the ceiling, built in wardrobes, radiator and carpet.

### Bedroom Two

12' max x 10' max ( 3.66m max x 3.05m max )

Window to the rear, coving to the ceiling, radiator and carpet.

### Bathroom

Window to the rear, three piece suite comprising of wc, wash hand basin in vanity unit and bath with shower, fully tiled, heated towel rail,

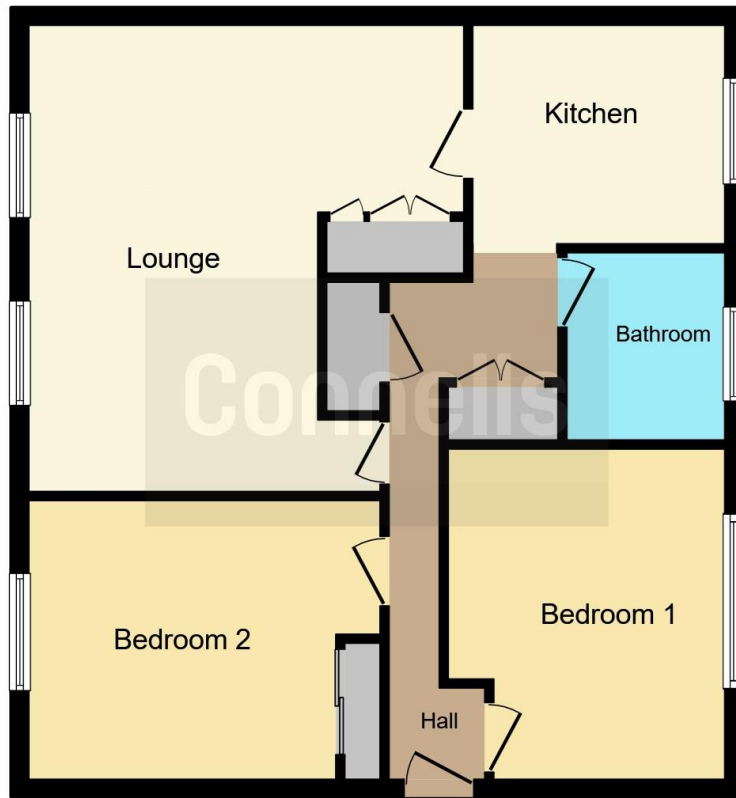
### Garden

Communal outside areas with outbuilding.

### Parking

Parking.





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.

To view this property please contact Connells on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/MWK305497](https://www.connells.co.uk/Property/MWK305497)**

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: MWK305497 - 0004