



**Connells**

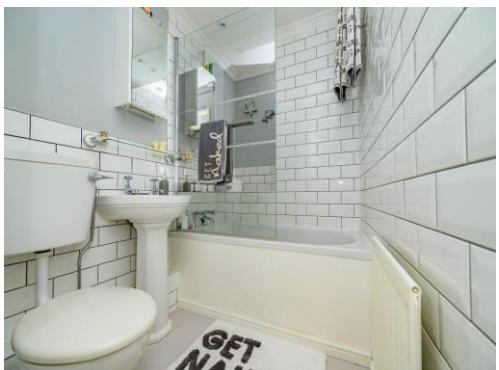
Albany Mews  
St. Albans



### Property Description

This well presented one bedroom first floor maisonette comprises of your own private front door which opens in to the hallway with stairs leading to the first floor landing where there is a large storage cupboard and doors leading to the lounge, separate kitchen, bedroom and bathroom. Externally there are communal gardens and a garage.

Albany Mews is in the Chiswell Green area in St Albans which has excellent transport links with the M25 and M1 being close by. St Albans City Center is less than 3 miles away which provides an excellent selection of shopping and leisure facilities and a mainline railway station into London St Pancras. Great for first time buyers or investors.



## Landing

Carpet and access to the loft.

## Lounge

11' x 11' ( 3.35m x 3.35m )

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

## Kitchen

5' x 9' ( 1.52m x 2.74m )

Window to the rear, fitted kitchen with an array of wall and base units, work surface, sink and drainer, tiled splash back, electric hob and oven, built in fridge freezer, radiator and tiled flooring.

## Bedroom

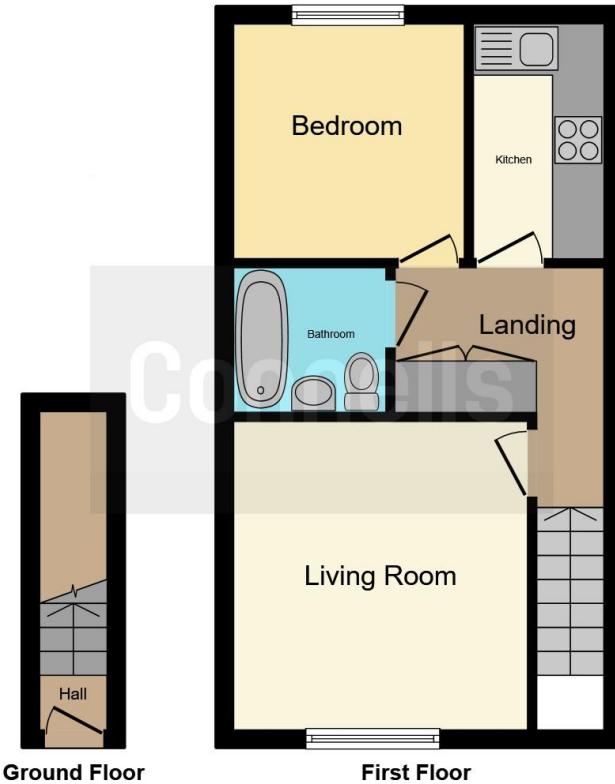
9' x 8' 1" ( 2.74m x 2.46m )

Window to the rear, radiator and carpet.

## Bathroom

Three piece suite comprising of wc, wash hand basin and bath with electric shower, extractor fan, coving to the ceiling, radiator and tiled flooring.





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)

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**T 01727 851 100**  
**E [marshalswick@connells.co.uk](mailto:marshalswick@connells.co.uk)**

5 Wycombe Place The Quadrant Marshalswick  
 ST ALBANS AL4 9RH

EPC Rating: C  
 Council Tax  
 Band: B

Service Charge:  
 1100.00

Ground Rent:  
 75.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/MWK305660](http://connells.co.uk/Property/MWK305660)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1984. Should you require 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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Property Ref: MWK305660 - 0017