



Connells

Newgate Close
St. Albans



Property Description

A beautifully presented ground floor maisonette that offers an exceptional blend of space, comfort and convenience. Making it the ideal choice for families, first-time buyers, or investors alike. This charming property features two generously sized double bedrooms, providing the perfect setting for restful nights and comfortable living, whether for couples, families, or those in need of a dedicated home office. The expansive living room is the highlight of the home, showcasing double doors that open seamlessly to the private rear garden, making it perfect for entertaining guests or enjoying quiet evenings at home. The kitchen is well-appointed with all the essential amenities for culinary enthusiasts, while the contemporary bathroom is designed with relaxation in mind. Ample storage solutions, both internally and externally, ensure that all your belongings have their place. Step outside to your own private oasis, where the garden features a lovely patio area ideal for alfresco dining, alongside a grassed area perfect for children to play or for gardening enthusiasts. With a long lease and low maintenance charges, you can enjoy peace of mind knowing you have an affordable living solution without compromising on quality. Conveniently located just 0.6 miles from Beaumont Secondary School and Oaklands College, 0.9 miles from Sandringham School, and only 1.8 miles from St Albans City Station, offering excellent transport links to London and beyond.

12' 4" max x 8' 3" max (3.76m max x 2.51m max)

Bathroom

7' 1" max x 5' 5" max (2.16m max x 1.65m max)

Entrance Hall

17' 5" max x 8' max (5.31m max x 2.44m max)

Lounge

14' 7" max x 11' 4" max (4.45m max x 3.45m max)

Kitchen

10' max x 7' 9" max (3.05m max x 2.36m max)

Bedroom One

12' 3" max x 9' 8" max (3.73m max x 2.95m max)

Bedroom Two





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

To view this property please contact Connells on

T 01727 851 100
E marshalswick@connells.co.uk

5 Wycombe Place The Quadrant Marshalswick
 ST ALBANS AL4 9RH

EPC Rating:
 Awaited

Council Tax
 Band: C

Service Charge: 500.52 Ground Rent:
 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/MWK305934

This is a Leasehold property with details as follows; Term of Lease 125 years from 15 Nov 1999. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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