



Connells

Hughenden Road
St. Albans

Hughenden Road
St. Albans AL4 9QN

for sale offers in excess of
£285,000



Property Description

Located in the highly sought-after Marshalswick area of St Albans, this beautifully renovated one-bedroom ground floor maisonette offers contemporary living in a peaceful, well-connected setting.

Finished to an exceptional standard throughout, the property boasts a spacious double bedroom with fitted wardrobes, a stylish and modern shower room, and a truly impressive open-plan kitchen/diner/lounge-perfect for relaxing in style. The bespoke fitted kitchen features sleek cabinetry, high-end appliances, and elegant quartz work tops, adding a touch of luxury to everyday living. Outside, residents benefit from access to communal gardens, ideal for enjoying the outdoors, as well as a garage en bloc, providing secure off-street parking or valuable storage. With 142 years remaining on the lease, this immaculate home is ready to move into and would make an ideal first-time purchase, downsize, or investment. Early viewing is highly recommended to appreciate everything this superb home has to offer.

Hughenden Road is situated in the highly sought after area of Marshalswick in the northeast side of St Albans. Close by to The Quadrant shopping centre which boasts a large selection of local shops and eateries including a Marks and Spencer food hall. 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

Kitchen/Diner/Lounge

Bedroom

11' 5" max x 9' 2" max (3.48m max x 2.79m max)

Bathroom





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

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5 Wycombe Place The Quadrant Marshalswick
 ST ALBANS AL4 9RH

EPC Rating: D Council Tax
 Band: B

Service Charge: 860.20 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/MWK306032

This is a Leasehold property with details as follows; Term of Lease 189 years from 24 Jun 1978. 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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