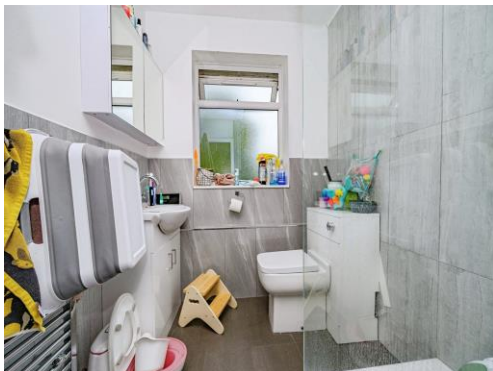




Connells

Flint Way
St. Albans



Property Description

Situated in the ever-popular New Greens area of St Albans, this well-presented and recently refurbished two double bedroom first floor maisonette offers bright and spacious accommodation with private front and rear gardens, ideal for first-time buyers, downsizers or investors alike.

Offered chain free, the property features a generous lounge/diner, a modern fitted kitchen, and two well-proportioned double bedrooms. The home also benefits from ample internal and external storage, providing practical living space rarely found in properties of this type.

Externally, the property boasts both a private front and rear garden, perfect for outdoor entertaining or relaxing, with minimal upkeep required. The maisonette also enjoys low maintenance charges, adding further appeal for budget-conscious buyers.

Flint Way is situated in the New Greens area which is in the North of St Albans. This area proves popular with its local amenities, green spaces and being close to well-regarded schools and is within easy access to St Albans City centre which provides an excellent selection of shopping and leisure facilities along with a mainline railway station to London St Pancras and excellent links to the surrounding motorway networks.

This is a fantastic opportunity to secure a smart, low-maintenance home in a well-connected and family-friendly neighbourhood.

Lounge

14' 9" max x 11' 6" max (4.50m max x 3.51m max)

Kitchen

10' 2" max x 8' 10" max (3.10m max x 2.69m max)

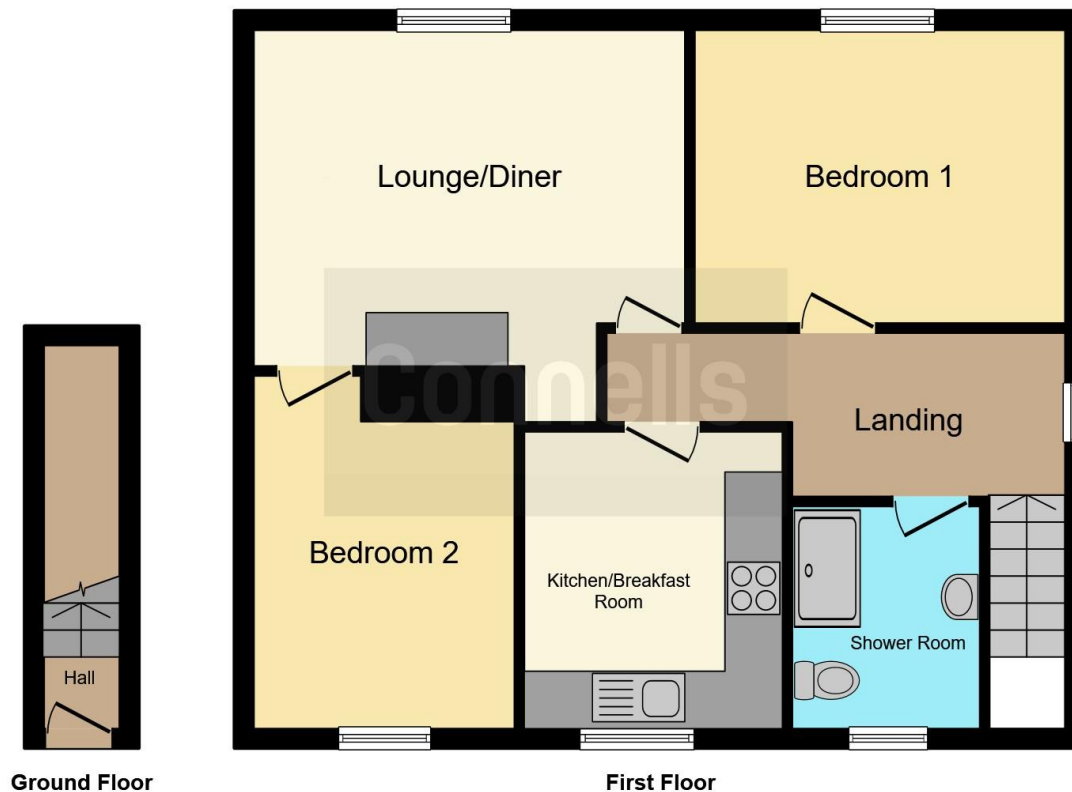
Bedroom One

12' 8" max x 9' 11" max (3.86m max x 3.02m max)

Bedroom Two

12' 1" max x 8' 11" max (3.68m max x 2.72m 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

To view this property please contact Connells on

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5 Wycombe Place The Quadrant Marshalswick
 ST ALBANS AL4 9RH

EPC Rating: C Council Tax
 Band: B

Service Charge: 550.00 Ground Rent:
 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/MWK306076

This is a Leasehold property with details as follows; Term of Lease 125 years from 18 Sep 1989. 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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