



8 FAIRHAVEN PARK STREET LANE, PARK STREET, ST. ALBANS, AL2 2ND
GUIDE PRICE £295,000



CARTER HAYWARD
INDEPENDENT ESTATE AGENTS

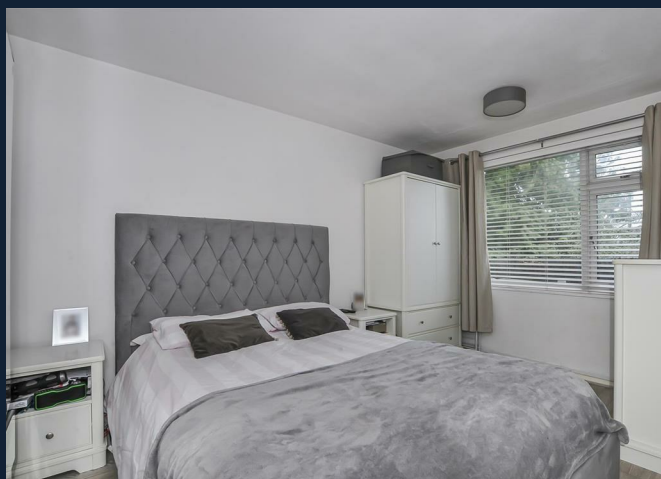
8 Fairhaven Park Street Lane, Park Street, St. Albans, AL2 2ND

Located in the heart of Park Street, St. Albans, this first-floor flat offers a delightful blend of comfort and convenience. Spanning an 733 square feet, the property features two double bedrooms, making it an ideal choice for couples, small families, and first time buyers.

Upon entering, you are welcomed into a spacious reception room that provides a perfect space for relaxation or entertaining guests. The flat boasts a good-sized bathroom, ensuring that your daily routines are both comfortable and efficient. The kitchen is functional and well-equipped, catering to all your needs.

The location is particularly appealing, situated within a popular area that offers easy access to local amenities. Families will appreciate the proximity to well-regarded schools, making this flat an excellent choice for those with children.

For commuters, the property benefits from good road links and is conveniently located near Park Street Train Station, allowing for swift travel to nearby towns and cities. This flat presents a wonderful opportunity to enjoy a comfortable lifestyle in a vibrant community. Whether you are looking to buy or rent, this property is sure to meet your needs and exceed your expectations.



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- Popular & Convenient Location
- Close to Park Street Train Station
- Ideal For First Time Buyers or Investors
 - First Floor Flat
 - Two Double Bedrooms
 - Private Parking
 - Good Road Links
- Close to Local Amenities
 - Council Tax Band C
- New Lease Over 100 Years on Completion



Fairhaven, Park Street Lane

Approximate Gross Internal Floor Area = 68.1 sq m / 733 sq ft

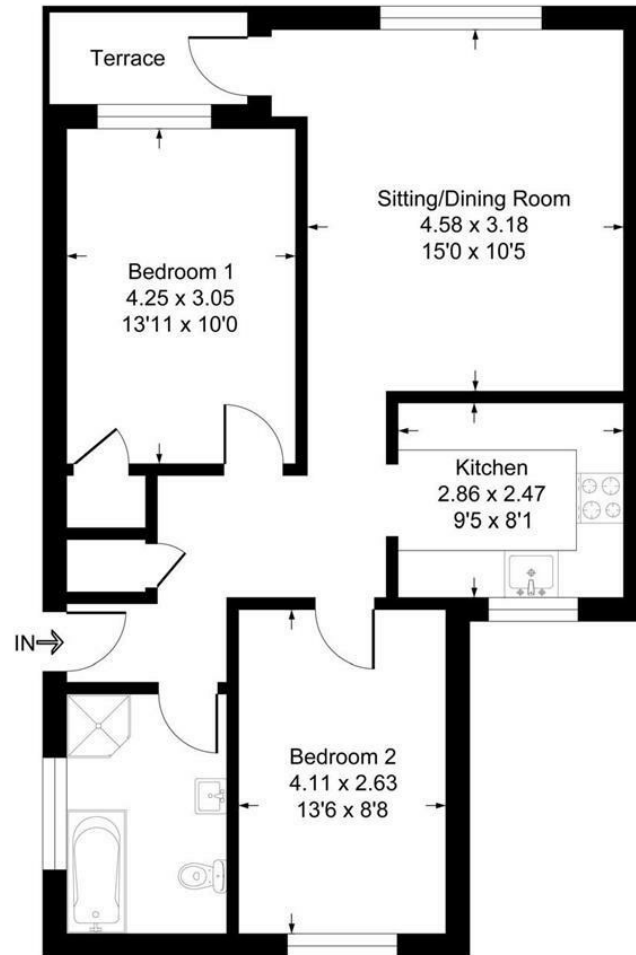



Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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