



43 The Beeches, Park Street, St. Albans, AL2 2NL

Guide Price £165,000

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Nestled within the quiet and popular over 55's residential development of The Beeches in Park Street, St. Albans, this charming ground floor flat offers a delightful living experience. Spanning an area of 493 square feet, the property features a open plan living space that combines the kitchen offering comfort and functionality.

The flat comprises one spacious bedroom, and a modern bathroom that caters to all your needs. The communal gardens, enhanced by the gentle flow of the River Ver, provide a serene backdrop for leisurely strolls.

Convenience is at your doorstep, with local amenities just a short distance away, ensuring that daily necessities are easily accessible, another added benefit is off street parking is available. Additionally, the property benefits from good road links, making it an ideal base for exploring the surrounding areas.

With the added advantage of no upper chain, this property presents an excellent opportunity for those seeking a peaceful yet connected lifestyle. Whether you are looking to downsize or simply enjoy the comforts of a well-appointed flat, this residence at The Beeches is not to be missed.





- Quiet & Popular Location
 - No Upper Chain
- Over 55's Residential Development
 - Ground Floor Flat
 - Open Plan Living
 - One Bedroom
- Off Street Parking & Communal Gardens
 - Close to Local Amenities
 - Good Road Links
 - Council Tax Band B

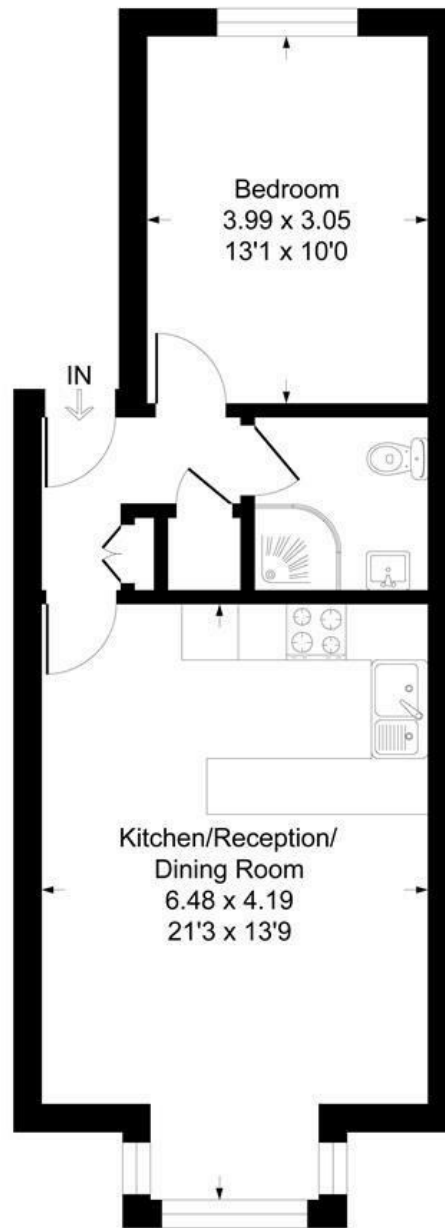




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The Beeches AL2

Approximate Gross Internal Floor Area = 45.8 sq m / 493 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced By Esjay Property Marketing



CARTER HAYWARD
INDEPENDENT ESTATE AGENTS

119 Oakwood Road, Bricket Wood, St Albans,
Hertfordshire, AL2 3QB

Tel: 01923 682 888

Email: sales@carterhayward.co.uk

Web: www.carterhayward.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	76
(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 	