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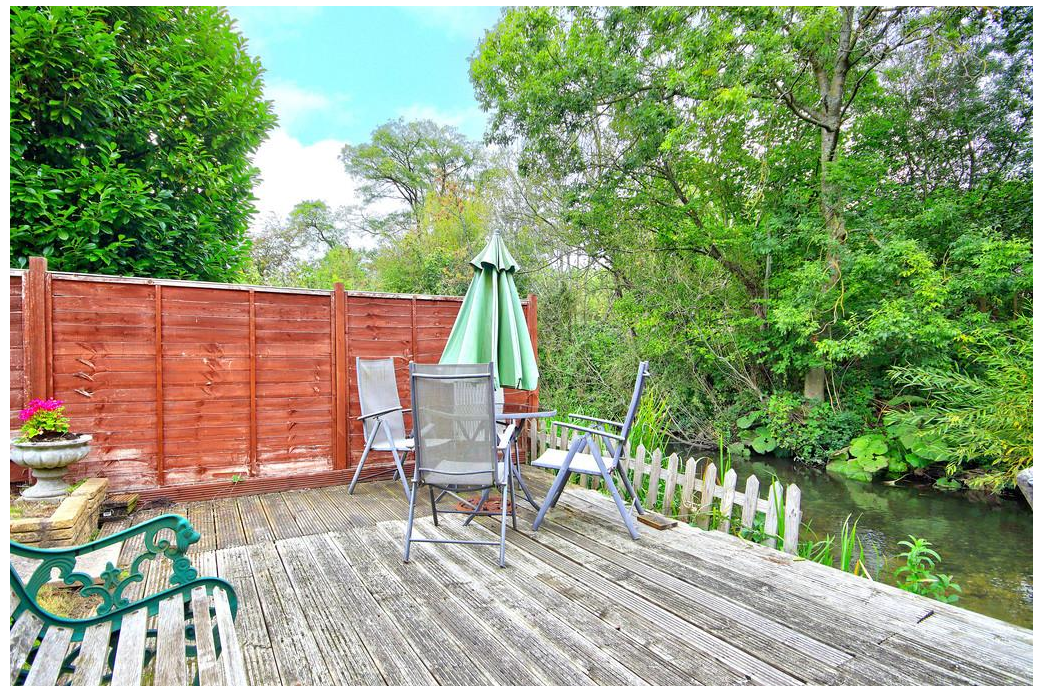
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Claytons 



**THE BEECHES, ST. ALBANS – OFFERS IN EXCESS OF £340,000**  
**2 Bedroom Maisonette**





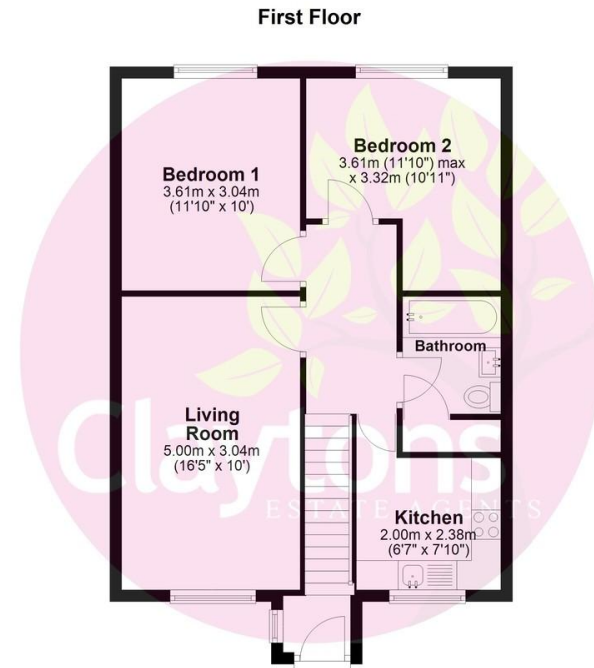


This beautifully presented two-bedroom first floor maisonette offers a rare combination of peaceful riverside living and superb commuter links.

Boasting its own private rear garden with uninterrupted views over the river, this home is perfect for those seeking both tranquillity and convenience. The property benefits from a newly extended lease, with no ground rent or service charges payable, making it an attractive and cost-effective long-term investment.

Internally, the maisonette comprises two well-proportioned bedrooms, a bright and airy living room, a modern kitchen, and a contemporary bathroom. The elevated position ensures plenty of natural light throughout, while the private entrance adds a sense of independence and privacy.

- New Lease On Completion
- Private Rear Garden Overlooking River
- First Floor
- Two Double Bedrooms
- No Ground Rent Or Service Charge
- Close Access To M1 & M25



 **VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755**

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