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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



First Floor



 **VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755**

FREE VALUATIONS & MARKETING ADVICE

Can we assist you in the sale of your property? If your home is situated within the catchment area of one of our sales offices we would be pleased to offer you a free valuation and market appraisal, a service which we provide without obligation. Competitive fees are always available for both sole and multiple agency. Please contact David Clayton on 01923 677755.

NB 1) We have not tested any appliances and/or services mentioned in these property particulars and do not intend to imply they are in full working order. Photographs are for illustrative purposes only and may show items that are not included in the sale of this property. 2) Due to Money Laundering Regulations 2003 we will ask all prospective purchasers for identification. 3) Buyers should seek verification from their solicitor about the legal title of this property.

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