



College Road

A Two Bedroom Maisonette in St Albans

Two Bedroom Maisonette with Private Garden

£395,000

- Two Double Bedrooms • Living Room • Kitchen •
- Hallway • Shower Room • Private Entrance •
- Private Garden • Walking Distance to St Albans City Centre •

A two bedroom, ground floor maisonette close to the station with private garden. This home is very well presented with modern interiors and comprises kitchen, living room, hallway, two bedrooms and shower room as well as private rear garden and shared use of a communal front garden. This property is close to the shops and amenities of Fleetville as well as being just a short stroll from St Albans Mainline Station.





Walking Distance of St Albans Mainline Station and City Centre

Accommodation

A path leads up to the private front door of the maisonette which opens into an entrance hallway. To the back of the property is the spacious living/dining room which has bi-fold doors onto the private rear garden. The kitchen is located to the front of the property and is fitted with a range of wall mounted and base units with complementary work surface. There is space/plumbing for a washing machine, and fridge/freezer and there is an integrated gas hob and electric oven. Off the hallway are the bedrooms. Bedroom one which is a double has a window to front aspect. The second bedroom is also a double with views out over the rear garden. The shower room hosts a white suite comprising walk in shower, WC and wash basin.

Exterior

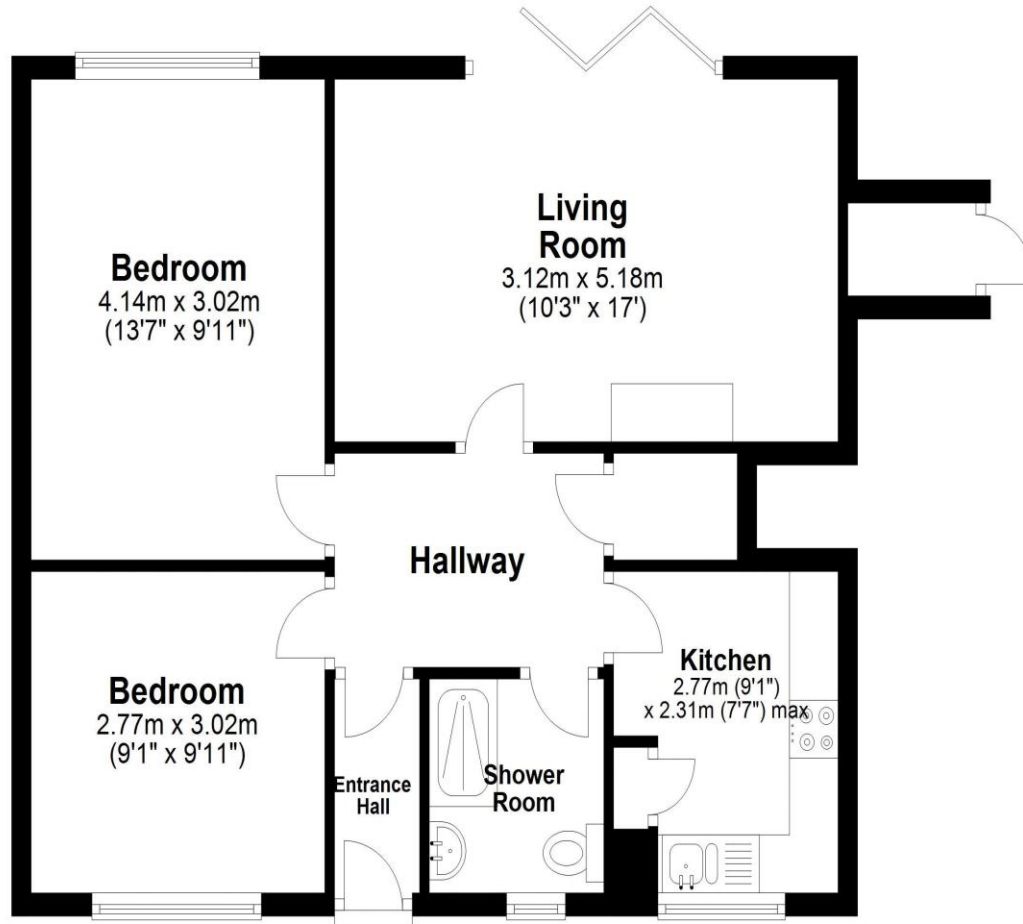
The property has a private rear garden. The generous garden is mainly laid to lawn with wooden fence borders. Bi-Fold doors open onto the garden from the living room.

Additional Information

Leasehold 123 years remaining
£150 ground rent per annum (£75 every 6 months)
£515 service charge per annum

Ground Floor

Approx. 58.0 sq. metres (624.8 sq. feet)



Total area: approx. 58.0 sq. metres (624.8 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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