



How Wood, Park Street, St Albans AL2 2RA **ASKING PRICE £285,000 LEASEHOLD**

A deceptively spacious two storey maisonette, ideally positioned above the vibrant and friendly How Wood shopping parade. Within easy walking distance of local schools, regular bus routes to St Albans, Watford, and How Wood railway station (St Albans Abbey-Watford Junction line), this conveniently located home is offered for sale with a long lease, and chain free. A fantastic opportunity for investors or first time buyers.

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- A background image showing a family (a man, a woman, and a child) smiling and sitting together in a living room, overlaid with a blue tint.
- Two Storey Maisonette
 - Three Bedrooms
 - Open Plan Kitchen
 - Generous Living Room
 - Bath/Shower Room
 - Large Master Bedroom
 - Long Lease
 - No Chain
 - Ideal First Time Buy
 - Great Investment opportunity

The Property

featuring an open-plan kitchen with glazed double doors leading into a bright and generously proportioned living room. The bathroom includes both a bath and a separate shower for added convenience. Upstairs, you'll find a spacious master bedroom alongside two single bedrooms. ideal for a family or as flexible home office spaces.

Outside

Accessed via stairs at either end the the shopping parade, leading to the maisonette via a wide walkway.

Property Information

Council Tax Band: C (St Albans Council)
Total floor area: 72 sq. m (775 sq. ft)
Lease: 125 years from 2014.
Service Charge: £700 (TBC)
Ground rent: £100

Location

The property is less than two miles from St Albans City centre, and in convenient reach of all the villages' excellent local amenities, including a comprehensive shopping parade, two good junior/infant schools, How Wood station on the Abbey line connecting St Albans Abbey and Watford Junction, as well as easy access to the M25/M1 and the Thames link station in Radlett.

Park Street is a sought-after destination for its strong sense of community, excellent transport connections, and proximity to surrounding countryside and historic St Albans.

As always buyers are advised to gain verification from their surveyor/solicitor during the conveyancing process.

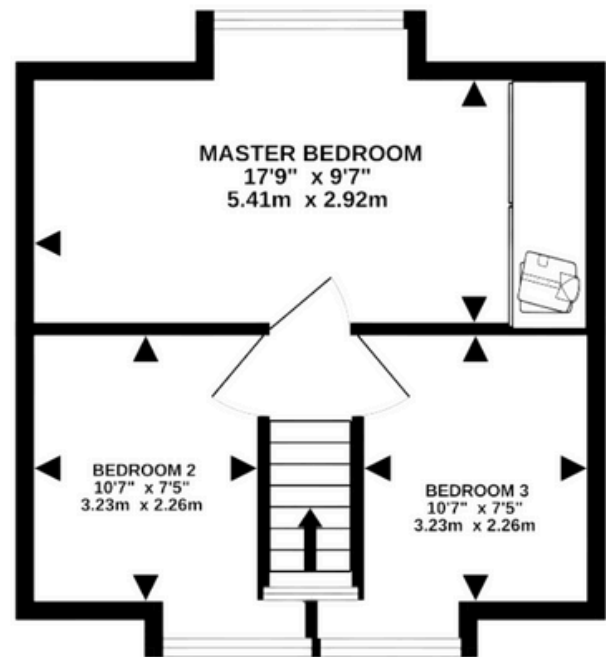
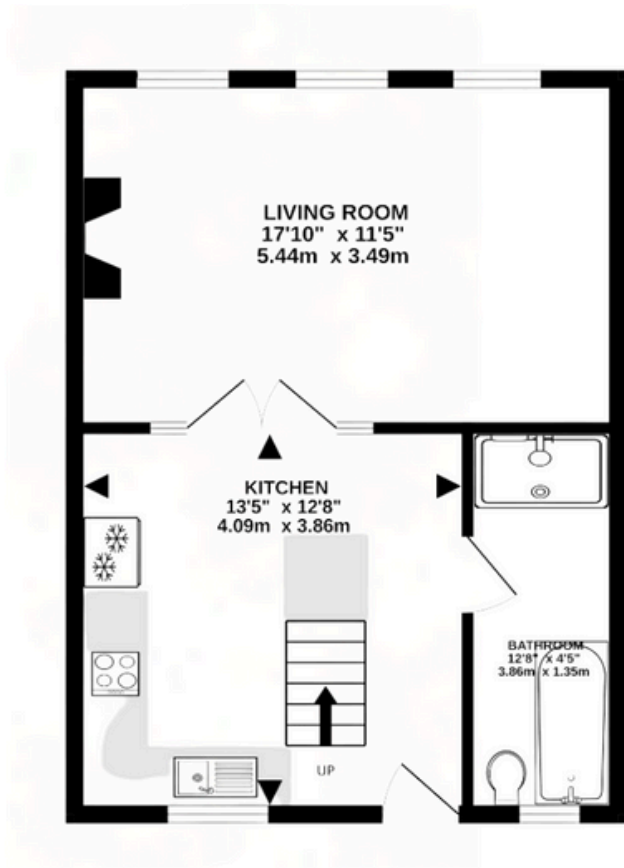
Disclaimer: - While every care and effort has been made to ensure these details are correct their accuracy cannot be guaranteed and so should not form part of any contract.

Please Note-

The interior Photographs were taken prior to the current (going) tenants moved in.

The Accommodation

- Entrance Hall:
- Kitchen: 3.40m x 2.21m (13'5" x 12'8")
- Living Room: 5.49m x 3.51m (17'10" x 11'5")
- Bath/Shower Room: 3.86m x 1.33m (12'8" x 4'5")
- Bedroom 1: 5.41m x 2.92m (17'8" x 9'6")
- Bedroom 2: 3.23m x 2.26m (10'7" x 7'4")
- Bedroom 3: 3.23m x 2.26m (10'7" x 7'4")



TOTAL FLOOR AREA: 775 sq.ft. (72.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



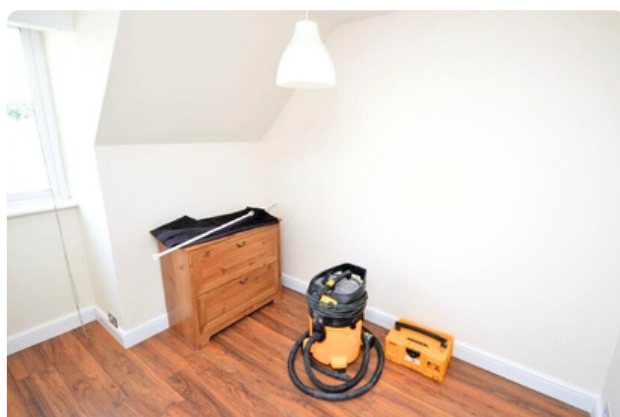
Kitchen



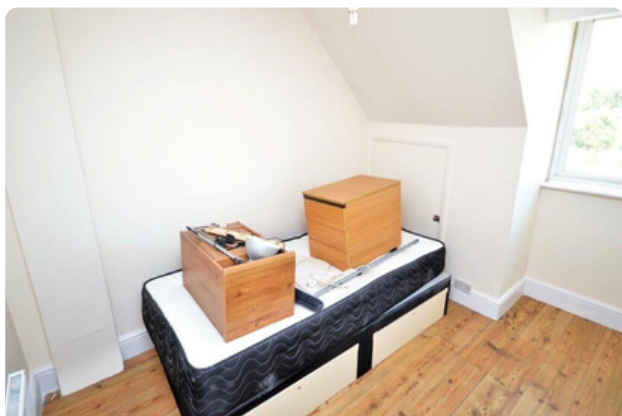
Living Room



Bedroom One



Bedroom Two



Bedroom Three



Open Plan View



Front Photo



Street View



Street View



Street View

Score	Energy rating	Current	Potent
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

EPC



Map