



Connells

High Street
London Colney St. Albans

High Street London Colney St. Albans AL2 1RP

for sale offers in excess of
£200,000



Property Description

Whether you're taking your first step onto the property ladder, looking to downsize, or searching for a fantastic investment opportunity, this beautifully presented one-bedroom ground floor maisonette offers the perfect blend of style, comfort and convenience.

Boasting its own private entrance, courtyard garden and a generous multi-car driveway, it offers features rarely found in homes of this size.

Step inside to discover a bright and spacious open-plan living area, where the contemporary fitted kitchen flows seamlessly into the lounge and dining space, creating an ideal setting for everyday living and entertaining. French doors fill the room with natural light and open onto the private courtyard garden, providing a wonderful extension of the living space.

An inner hallway leads to a generous double bedroom with fitted wardrobes, while the well-appointed bathroom comprises a bath, wash hand basin and WC.

Outside, the low-maintenance courtyard garden provides a private space to relax, while the multi-car driveway offers the added convenience of ample off-road parking.

Ideally situated on the High Street in the popular village of London Colney, the property is within easy reach of local shops, cafés, restaurants, leisure facilities and well-regarded schools. St Albans city centre is just a short drive away, while excellent access to the M25, M1 and nearby rail links makes it an ideal location for commuters.

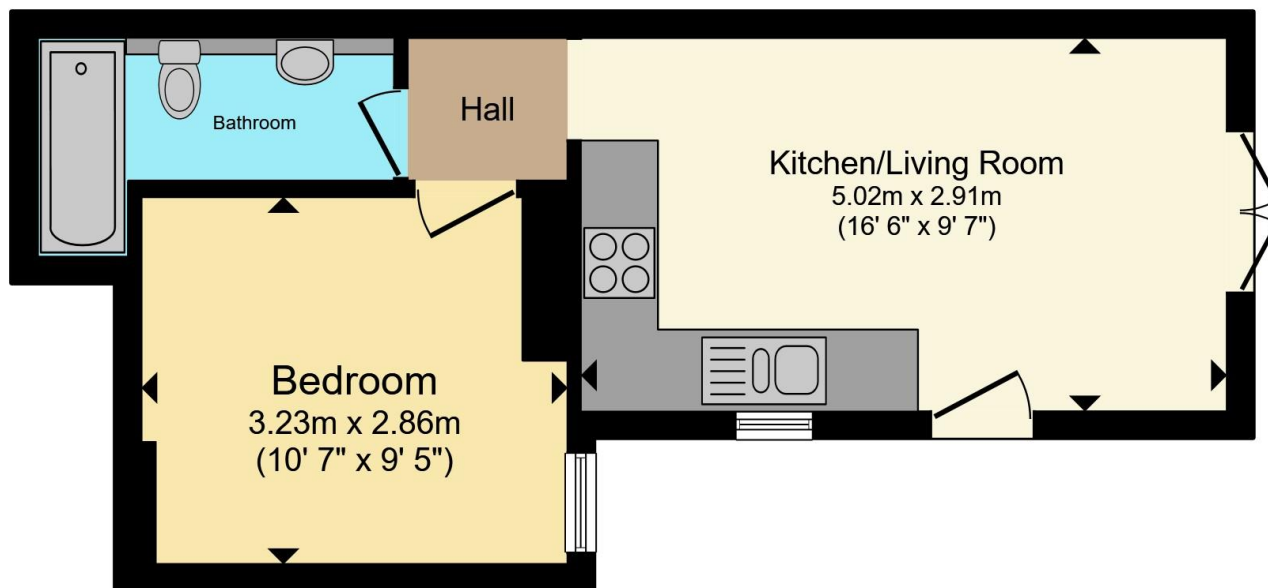
Open Plan Lounge/Kitchen

16' 6" x 9' 7" (5.03m x 2.92m)

Bedroom One

10' 7" x 9' 5" (3.23m x 2.87m)





Total floor area 29.9 m² (321 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



To view this property please contact Connells on

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38 Chequer Street
ST. ALBANS AL1 3YH

EPC Rating: C

Council Tax
Band: B

Service Charge: Ask
Agent

Ground Rent:
200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/STA317960

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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