



Flat 2 150 St. Albans Road, St. Albans, AL4 9LP  
Asking price £450,000 Leasehold - Share of Freehold



## Flat 2 150 St. Albans Road

St. Albans, AL4 9LP

A fantastic opportunity to acquire a bright and spacious two double-bedroom first-floor maisonette, offering the rare advantage of a generously proportioned double garage and private off-street parking for five vehicles. Further benefits include loft conversion potential (STPP), a 25% share of the freehold, vacant possession and no service charge.

The property is accessed via its own part-glazed front door, opening into a welcoming entrance hall with useful storage and stairs rising to the first-floor landing. The landing provides access to all principal rooms and the loft space.

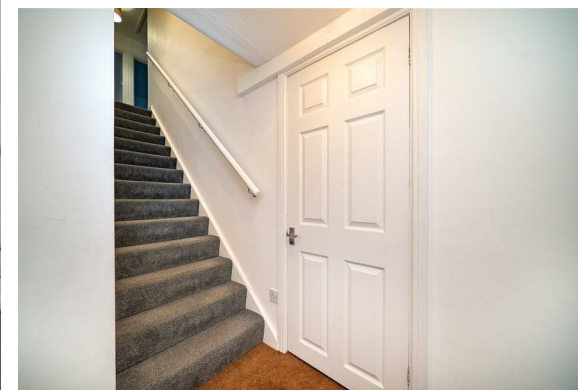
The generously sized lounge/dining room enjoys a large front-facing window that floods the space with natural light, complemented by a chimney breast with shelving to either side. The fitted kitchen offers a wide range of wall and base units with worktops above, a 1½ bowl sink with mixer tap, integrated hob with oven below, and includes washing machine, dishwasher, and fridge freezer.

The principal bedroom features a fitted wardrobe, while the second double bedroom also benefits from built-in storage.

Externally, the property boasts a delightful private rear garden, mainly laid to lawn with a useful storage shed. To the rear of the garden is ample off-street parking for several vehicles and a detached double width garage.

Ideally located in a popular residential area, the property is close to local shops and amenities, highly regarded schools, and within easy reach of St Albans City Centre and the mainline train station. The nearby village of Sandridge and the outstanding green open spaces of Heartwood Forest further enhance the appeal.

NB: Furniture shown in some rooms has been digitally added (virtually staged) and is not included in the sale





## ACCOMMODATION

First Floor

Entrance Hall

Hallway

Lounge/Dining Room

15'7 x 11'4 (4.75m x 3.45m)

Kitchen

9'3 x 8'8 (2.82m x 2.64m)

Bedroom 1

12'6 x 9'11 (3.81m x 3.02m)

Bedroom 2

9'11 x 8'9 (3.02m x 2.67m)

Bathroom

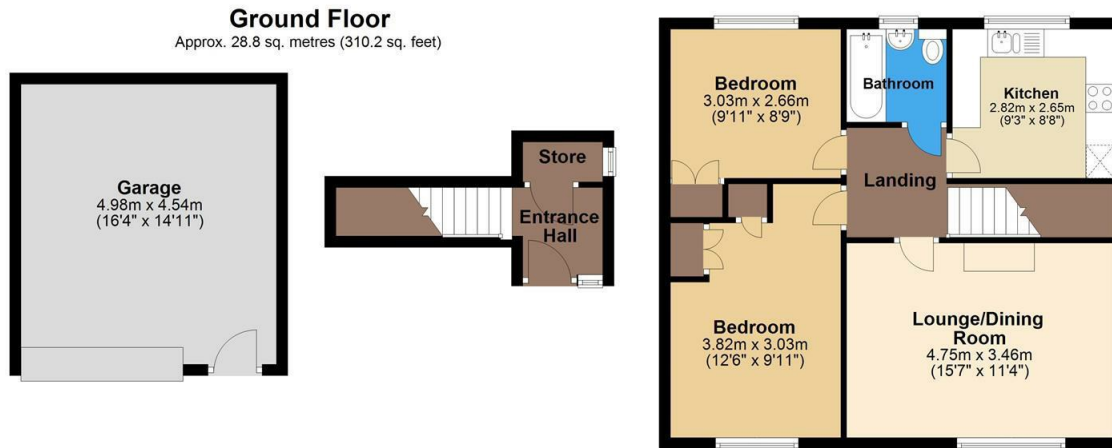
OUTSIDE

Private Garden

Garage and four parking spaces

16'4 x 14'11 (4.98m x 4.55m)

## Floor Plan



Total area: approx. 86.0 sq. metres (925.9 sq. feet)

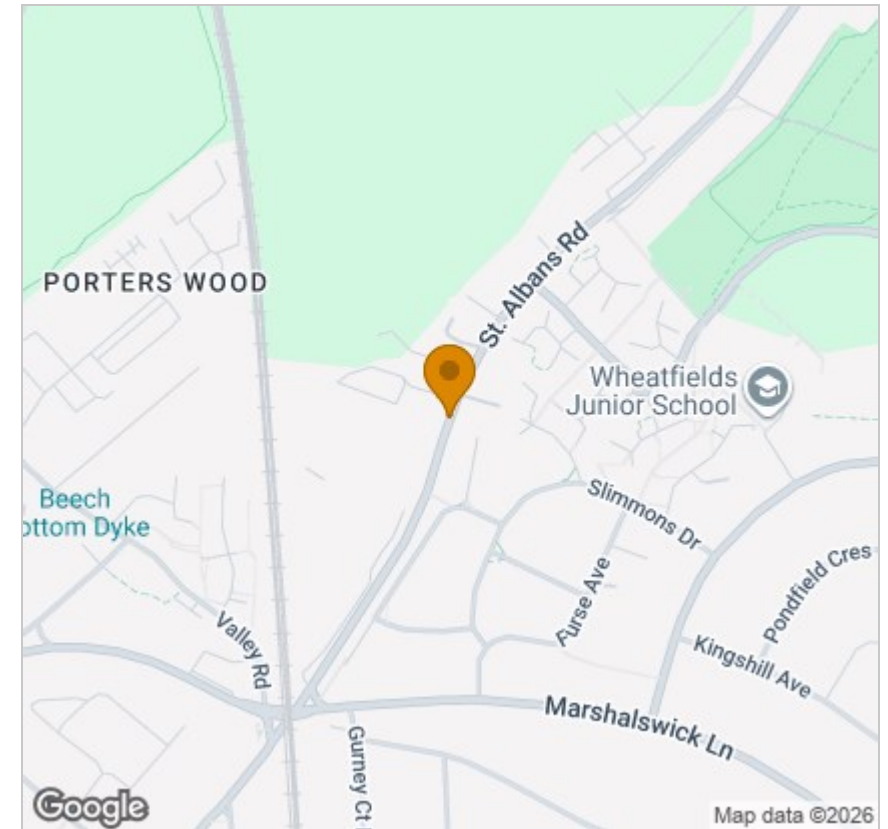
The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO  
Plan produced using PlanUp.

## Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

