



47 BLACK BOY WOOD, BRICKET WOOD, ST. ALBANS, AL2 3LW
GUIDE PRICE £340,000



CARTER HAYWARD
INDEPENDENT ESTATE AGENTS

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Situated in within a popular location in Bricket Wood, St. Albans, this delightful lower maisonette presents an excellent opportunity for first-time buyers or savvy investors. The property boasts a well-proportioned reception room that invites natural light, creating a warm and welcoming atmosphere. The modern kitchen is designed for both functionality and style, making it a perfect space for everyday living.

This maisonette features two generous bedrooms, providing ample space for relaxation and rest. The property also includes a well-maintained bathroom, ensuring convenience for daily living. One of the standout features is the private rear garden, laid to lawn, which offers a tranquil outdoor space for gardening, entertaining, or simply enjoying the fresh air.

With an annual ground rent of £150.00 and current service charges of £1,833.50, this property is not only appealing in its design but also in its financial aspects. The long lease remaining of 117 years adds to the attractiveness of this home.

Situated just a short walk from Bricket Wood Train Station, the location is ideal for commuters, while excellent road links provide easy access to surrounding areas. Additionally, the property is conveniently close to local shops and amenities, ensuring that all your daily needs are within reach.

In summary, this lower maisonette in Bricket Wood is a fantastic opportunity for those looking to enter the property market or expand their investment portfolio. With its modern features, private garden, and prime location, it is sure to attract considerable interest.





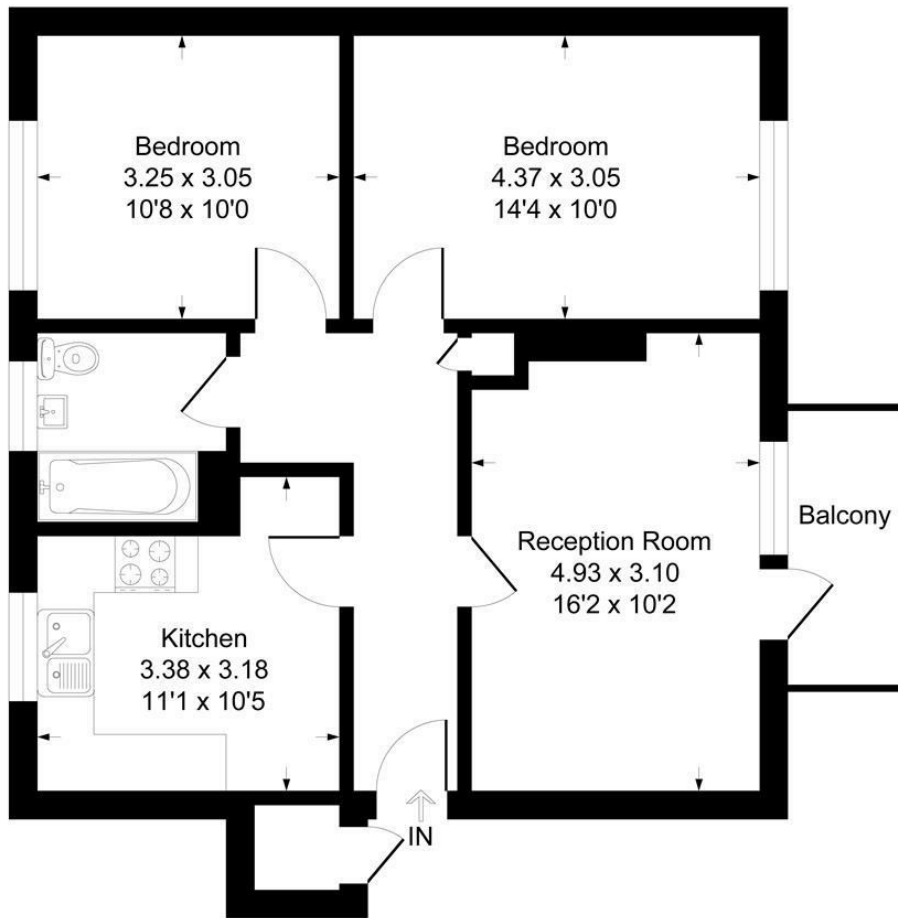
- Popular & Convenient Location
 - Ground Floor Masionette
 - Two Bedrooms
- 117 Years Remaining on Lease
- Annual Ground Rent - £150.00
 - Rear Garden
- Close Proximity to Local Amenities
 - Good Transport Links
- Annual Service Charges - £1,833.50
 - Council Tax Band C






Blackboy Wood AL2

Approximate Gross Internal Floor Area = 64.1 sq m / 691 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced By Esjay Property Marketing

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

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