



Malthouse Court, Sopwell Lane,
St. Albans, AL1



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Guide price £285,000

- Offered With No Upper Chain
- Prime Town Centre Location
- Ground Floor 2 Bedroom Self Contained Maisonette
- Modern Kitchen
- Modern Bathroom
- Gas Central Heating
- Easy Access To Town Centre & Mainline Trains Into Central London



Offered to the market with no upper chain is this well-presented ground floor 2 bedroom self-contained maisonette which has been greatly improved by the current owners. Located within a quiet residential block in central St Albans, the property benefits from residents' parking and is ideal for first-time buyers, investors, or downsizers.

There is an entrance porch with storage leading into the lounge/dining area which in turn is open plan to a well-appointed modern fitted kitchen. There is a modern bathroom, two bedrooms as well as well-maintained communal gardens.

Located just 0.3 miles from St Albans city centre, 0.2 miles from St Albans Abbey Station, and 0.7 miles from St Albans City Station, the property offers excellent access to local amenities, Verulamium Park, and fast rail links into London. Local shops, cafés and historic landmarks like St Albans Abbey are all within easy walking distance.

Lease remaining 90 years.

Service charge £700pa.

Ground rent £10pa.



Approximate Gross Internal Area 452 sq ft - 42 sq m



 **northwood**

Northwood St Albans

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