



## 39 Hughenden Road, St. Albans, AL4 9QN Offers In The Region Of £240,000



**NO UPPER CHAIN!** Situated on the popular Hughenden Road, this apartment offers bright accommodation in a desirable residential area of St Albans.

The accommodation comprises a living room, kitchen, two bedrooms and a bathroom. Positioned on the top floor, the flat enjoys an elevated outlook and plenty of natural light throughout. Further benefits include a garage en bloc together with a separate external storage cupboard.

Hughenden Road is conveniently located within easy reach of St Albans city centre, offering a wide range of shops, restaurants, cafés and leisure facilities. St Albans City station is also easily accessible, making this an excellent choice for commuters travelling into London.

Ideal first-time purchase or investment opportunity.

Leasehold Tenure with 936 years remaining.  
Ground Rent £0.00 per annum.  
Service Charges £1478.75 per annum.  
Council Tax Band B.

**Entrance Hall**

**Kitchen**

**Living Room**

**Master Bedroom**

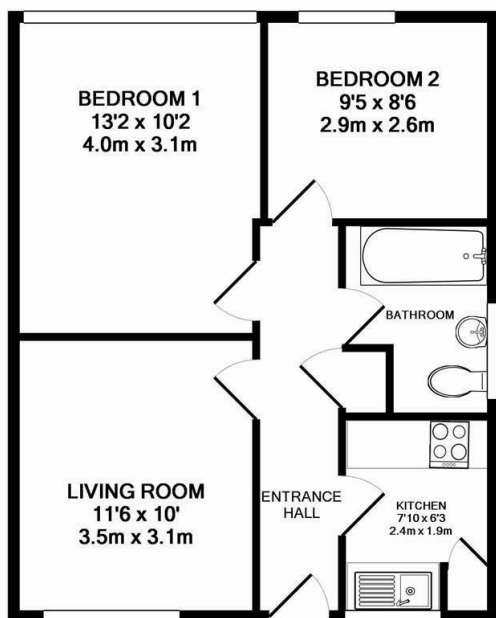
**Second Bedroom**

**Bathroom**

**Garage en bloc**

**External storage cupboard**

- NO UPPER CHAIN
- TWO BEDROOM APARTMENT
- SECOND FLOOR
- LONG LEASE OF 936 YEARS  
REMAINING
- GARAGE AND EXTERNAL  
STORAGE CUPBOARD EN BLOC
- COMMUNAL GROUNDS
- POPULAR MARSHALSWICK  
LOCATION



| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>                                                |                         |           |
| (38-54) <b>E</b>                            |                         |           | (38-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           | <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

TOTAL APPROX. FLOOR AREA 489 SQ.FT. (45.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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16 London Road, St Albans, Hertfordshire, AL1 1NG  
Tel: 01727 581239 Email: [sales@spaceestates.com](mailto:sales@spaceestates.com)  
[www.spaceestates.com](http://www.spaceestates.com)

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