



**Connells**

The Beeches  
Park Street St. Albans



## Property Description

The home extends to approximately 452 sq ft and features a bright, welcoming open-plan living space, where the kitchen flows seamlessly into the lounge area-perfect for relaxed everyday living or hosting friends and family.

There is a generous double bedroom and bathroom, all presented in good order, allowing a new owner to move straight in and enjoy from day one.

Residents of The Beeches benefit from access to beautifully maintained communal gardens, set alongside the gently flowing River Ver-an idyllic spot for peaceful walks, fresh air, and quiet moments outdoors.

With local shops and amenities nearby, off-street parking, and convenient road links, this delightful home offers a calm, community-focused lifestyle without compromising on accessibility. An ideal choice for those seeking an easy, comfortable, and relaxed way of life.

Agents Notes: The current owner would be interested in residing at the property and paying an annual rental amount, so in the eventuality that the new owner would be in consideration of this, then please discuss with the selling agent for more information.

**Open Plan Lounge/Kitchen**

17' 9" x 31' 1" ( 5.41m x 9.47m )

**Bedroom**

13' 1" x 9' 10" ( 3.99m x 3.00m )





Total area: approx. 42.0 sq. metres (452.3 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Plan produced using PlanUp

**The Beaches**



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:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/STA317513](https://www.connells.co.uk/Property/STA317513)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1986. 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.

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