



Connells

West Common
Redbourn St. Albans



Property Description

A stunning first floor maisonette located in the highly desirable village location of Redbourn and benefitting from views over West Common. The turnkey accommodation comprises a ground floor entrance with cloaks cupboard, hallway leading to modern kitchen/breakfast room, lounge with enclosed dining area, gas central heating, two double bedrooms, luxury bathroom and a large private west facing rear garden.

Ground Floor Entrance Hall

Stairs to first floor, built in cupboard.

Hallway

23' 3" x 2' 11" (7.09m x 0.89m)

Laminate flooring, storage cupboard, access hatch to loft.

Lounge With Dining Area

19' 10" Max x 11' 10" (6.05m Max x 3.61m)

Two windows to front with stunning views over West Common, window to side, feature fireplace, and radiators.

Kitchen/Breakfast Room

16' 2" x 8' 8" (4.93m x 2.64m)

Window to rear, selection of modern wall and base units with complimentary worktops, one and a half bowl sink unit, oven and hob with extractor, built in fridge, freezer, dishwasher, space for washing machine. Ceiling recess lights.

Bedroom One

12' 5" x 11' 11" (3.78m x 3.63m)

Window to front with lovely views over West Common, wardrobes to remain, radiator and a storage cupboard.

Bedroom Two

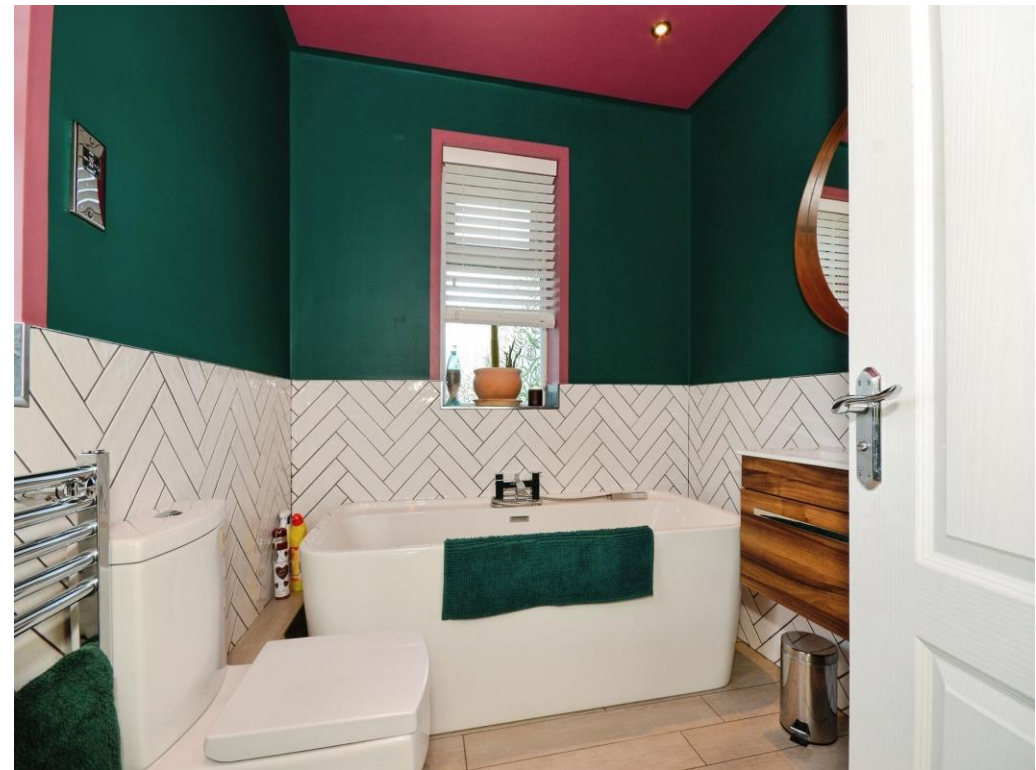
11' 11" x 9' (3.63m x 2.74m)

Window to rear and a radiator.

Luxury Bathroom

7' 10" x 6' 10" (2.39m x 2.08m)

A beautifully fitted modern suite comprising a freestanding bath, separate corner shower cubicle, wash hand basin, low level WC, wood plank effect flooring, part tiled walls, windows to side and rear,



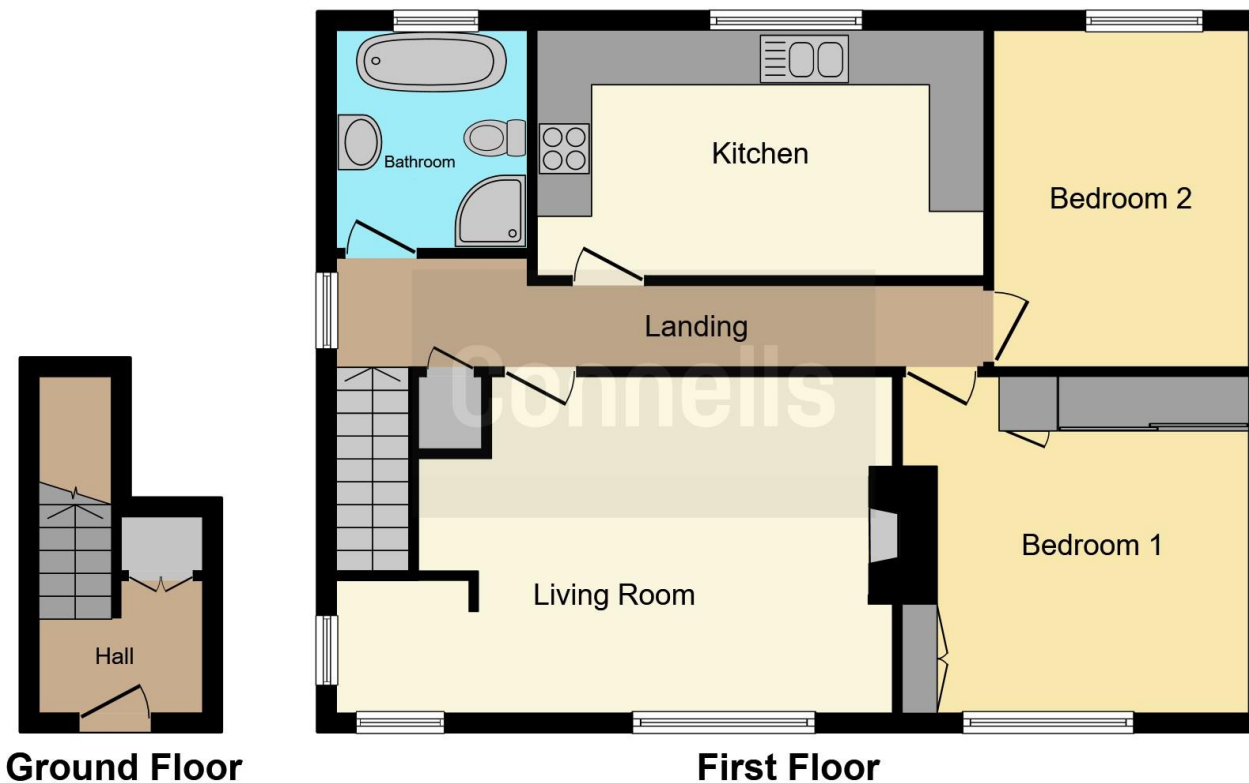
Outside

The property is approached via a private road overlooking West Common, there is no allocated parking but there are spaces provided on a neighbourly basis. The large private rear garden is laid to lawn.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: C Council Tax
 Band: C

Service Charge: 195.00 Ground Rent:
 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/HPN306898

This is a Leasehold property with details as follows; Term of Lease 125 years from 07 Nov 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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