



**Connells**

St. Julians Road  
St. Albans



St. Julians Road  
St. Albans AL1 2AZ

for sale offers over  
**£300,000**



### Property Description

Set in a sought-after residential area of St Albans, this beautifully presented one-bedroom ground floor maisonette offers a perfect blend of character and convenience. Boasting a share of freehold, this charming home is ideal for first-time buyers, downsizers, or investors alike.

Inside, the property features a spacious double bedroom complete with three built-in wardrobes, providing excellent storage. The generous living/dining room is enhanced by a bright bay window, original wood flooring, and a warm, inviting atmosphere - perfect for relaxing or entertaining. The separate kitchen benefits from side access, ideal for practicality and ease of use. Throughout the property, you'll find ample storage, with thoughtful layout touches that make the most of every inch. Outside, the property enjoys the rare benefit of off-road parking, a valuable asset in this prime St Albans location.

St Julians Road is located on the south side of St Albans providing excellent access to the motorway links and local amenities. It is also close by to a retail park, Verulamium Park, Westminster Lodge Sports Centre and is situated just 1.2 miles from St Albans City Station with direct access into London St Pancras, and only 0.8 miles from the vibrant City Centre with its wide variety of shops and restaurants.

A wonderful opportunity to own a charming and conveniently located home in one of St Albans' most desirable areas.

Annual building insurance £120. Share of freehold (2/5th's)

### Entrance Hall

#### Lounge

13' 6" max x 11' 11" max ( 4.11m max x 3.63m max )

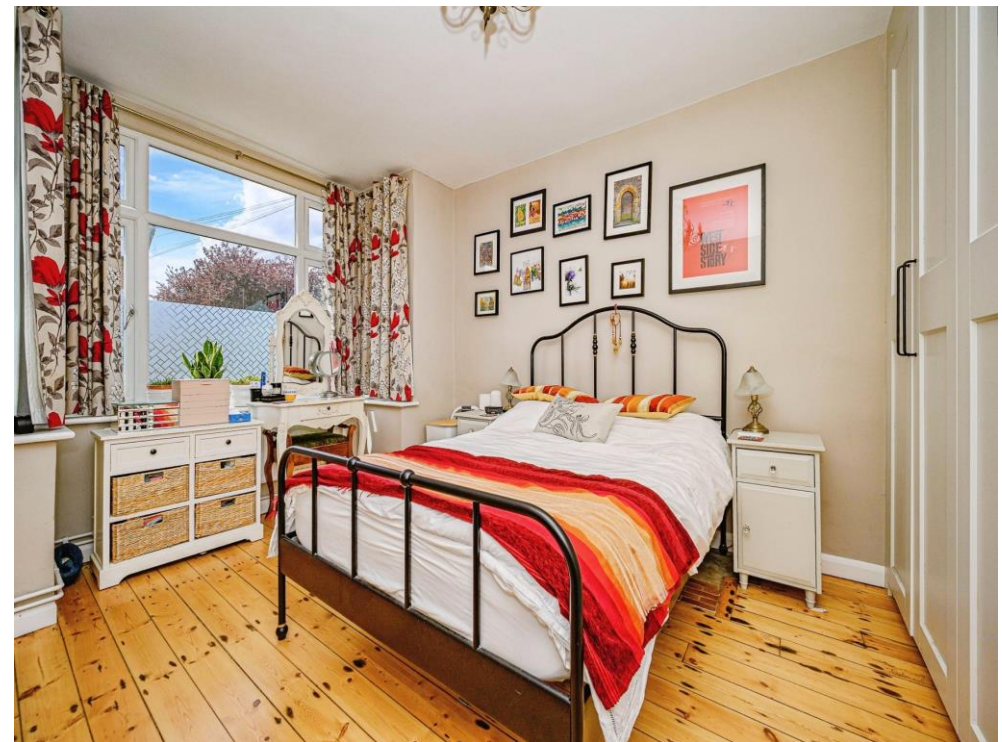
#### Kitchen

10' max x 8' 2" max ( 3.05m max x 2.49m max )

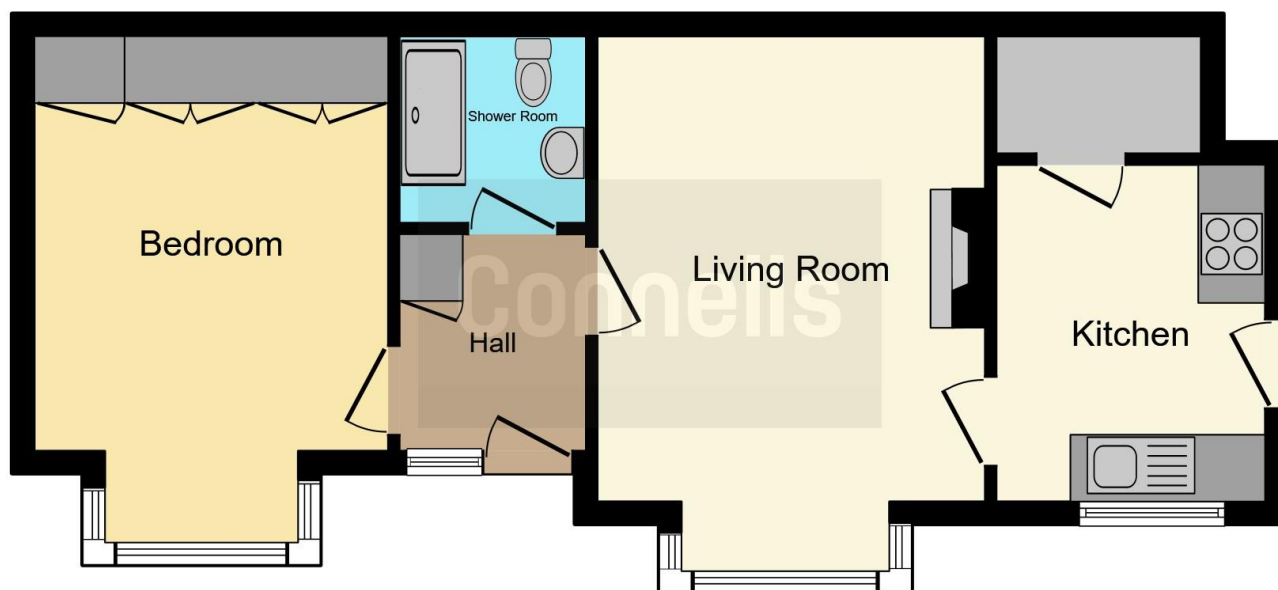
#### Bedroom

11' 11" max x 10' 6" max ( 3.63m max x 3.20m max )

#### Bathroom







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](http://www.focalagent.com)

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EPC Rating: B Council Tax  
 Band: C

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Tenure: Freehold



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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