



Connells

Hughenden Road  
St. Albans



### Property Description

Offered to the market chain free, this well-maintained ground floor apartment is located in the highly desirable Marshalswick area of St Albans, providing easy access to local shops, amenities and transport links.

The accommodation comprises a spacious double bedroom, a bright and inviting living room, and a fitted kitchen with a range of storage and work surfaces. A bathroom completes the internal layout, all conveniently arranged on one level.

Further benefits include a long lease and low maintenance charges, making this an appealing option for first-time buyers, downsizers or investors. The property also enjoys the added advantage of a garage, offering useful parking or additional storage.

Hughenden Road is situated in the highly sought after area of Marshalswick in the north east side of St Albans. Close by to The Quadrant shopping centre which boasts a large selection of local shops and eateries including a Marks and Spencer food hall. St Albans City Centre is less than two miles away and provides an excellent selection of shopping and leisure facilities along with a mainline railway station to London St Pancras. A fantastic opportunity in a popular location, early viewing is highly recommended.



## Hall

## Kitchen

12' 8" max x 5' 9" max ( 3.86m max x 1.75m max )

## Living Room

12' 8" max x 11' 5" max ( 3.86m max x 3.48m max )

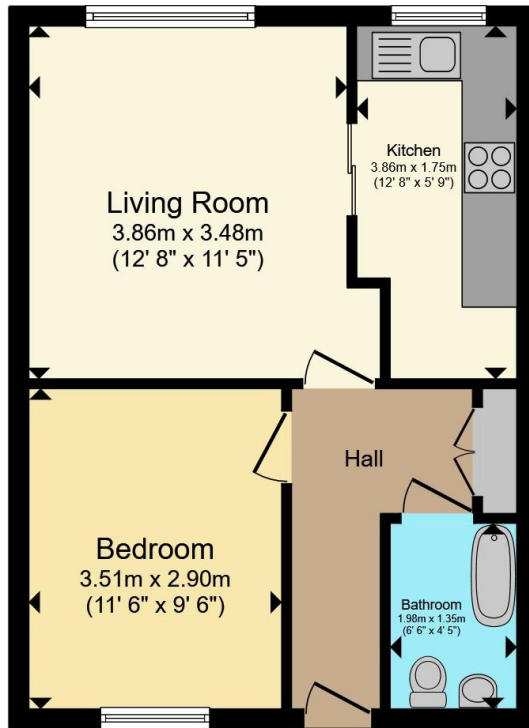
## Bedroom

11' 6" max x 9' 6" max ( 3.51m max x 2.90m max )

## Bathroom

6' 6" max x 4' 5" max ( 1.98m max x 1.35m max )





Total floor area 39.8 m<sup>2</sup> (428 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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5 Wycombe Place The Quadrant Marshalswick  
 ST ALBANS AL4 9RH

EPC Rating: Council Tax  
 Awaited Band: B

Service Charge: 860.16 Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/MWK306236](http://connells.co.uk/Property/MWK306236)**

This is a Leasehold property with details as follows; Term of Lease 189 years from 24 Jun 1978. 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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