



6 Marshalls Court Woodstock Road North, St Albans, AL1 4QR

Guide price £300,000 Leasehold - Share of Freehold



Paul Barker  
ESTATE AGENTS



## 6 Marshalls Court Woodstock

St Albans, AL1 4QR

This well-presented one-bedroom first floor apartment offers a comfortable and a practical layout, ideal for first-time buyers or an excellent investment opportunity, with a strong rental appeal and low-maintenance living, ideal for buy-to-let purchasers.

The accommodation comprises a spacious lounge/dining room, providing flexible living space along with a separate fitted kitchen offering good storage and worktop areas. The double bedroom is well sized, and the property is completed by a modern bathroom fitted with a three-piece suite. A central hallway ensures efficient use of space throughout.

Externally the property benefits from communal grounds and an allocated parking space.

The location is highly desirable, close to the amenities of Fleetville and The Quadrant, within walking distance of St Albans City mainline station offering direct services to St Pancras International, and near several excellent parks and green spaces.







## ACCOMMODATION

### Hallway

### Lounge/Dining Room

14'11 x 12 (4.55m x 3.66m)

### Kitchen

5'7 x 8'11 (1.70m x 2.72m)

### Bedroom

14' x 10'6 (4.27m x 3.20m)

### Bathroom

## OUTSIDE

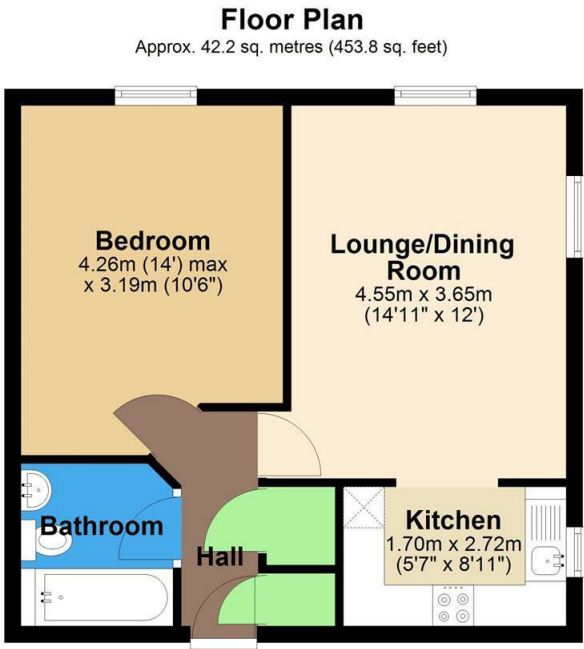
### Allocated Parking

### Communal Gardens





Floor Plan



Total area: approx. 42.2 sq. metres (453.8 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO  
Plan produced using PlanUp.

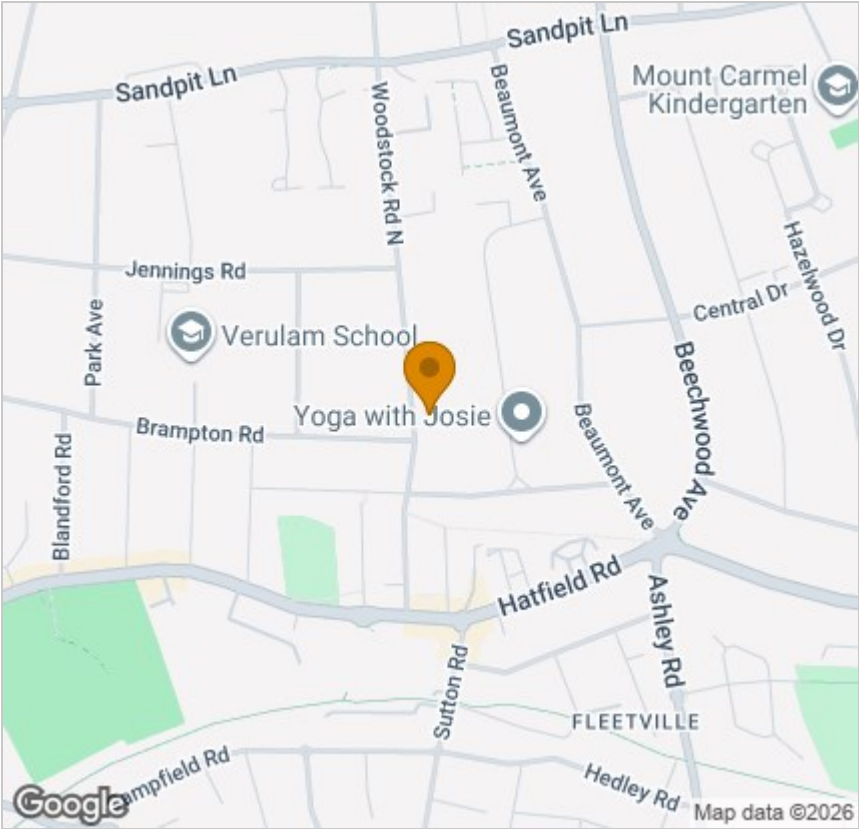
Viewing

Please contact our Office on 01727 223344 if you wish to arrange a viewing appointment for this property or require further information.

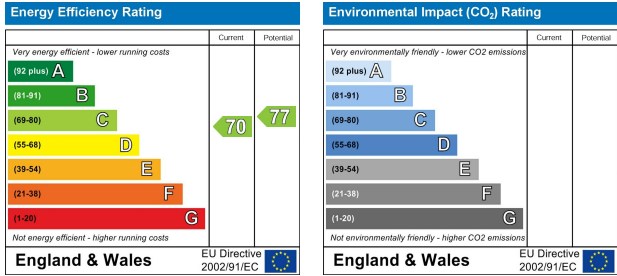
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Area Map



Energy Efficiency Graph



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