



61 Black Boy Wood, Bricket Wood, St. Albans, AL2 3LW
Guide Price £350,000



- Popular & Convenient Location
- Ideal For First Time Buyers
- Long Lease - 995 Years Remaining
- Upper Floor Two Bedroom Maisonette
 - Good Transport Links
- Close Proximity To Local Amenities
 - Rear Garden
- Council Tax Band C



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Nestled in the charming area of Black Boy Wood, Bricket Wood, St. Albans, this well-presented upper floor maisonette offers a delightful living experience. With two generously sized bedrooms and a light-filled living room, this home is perfect for those seeking comfort and convenience. The modern kitchen is equipped with integrated appliances, making it a joy to prepare meals and entertain guests.

One of the standout features of this property is its own private rear garden, providing a lovely outdoor space to relax and enjoy the fresh air. The maisonette is ideally located just a short stroll from Bricket Wood Train Station, ensuring easy access to transport links for commuting or exploring the surrounding areas. Additionally, the property benefits from good road connections, making it a practical choice for those who travel frequently.

Local amenities are within easy reach, offering everything you need for day-to-day living. With a long lease of 995 years remaining, zero ground rent, and applicable service charges, this property presents an excellent opportunity for first-time buyers or investors looking to enter the market.

In summary, this upper floor maisonette in Bricket Wood is a wonderful blend of modern living and convenience, making it a highly desirable option for anyone looking to settle in this vibrant community.



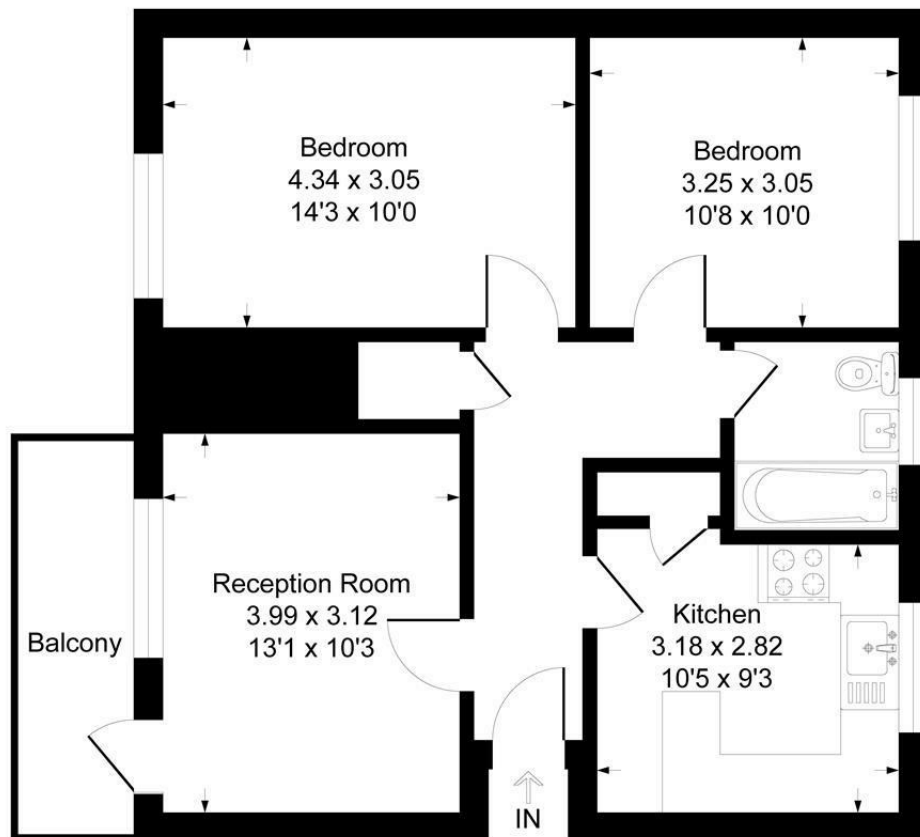




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Blackboy Wood AL2

Approximate Gross Internal Floor Area = 62.0 sq m / 668 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced By Esjay Property Marketing

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	