



**BRADFORD
& HOWLEY**
HARPENDEN | MARSHALSWICK | ST ALBANS

The Quadrant, St. Albans, AL4 9RB
Guide Price £345,000

Welcome to this thoughtfully updated first-floor maisonette located in a sought-after residential area, close to local shops and Sandringham School.

This comfortable and spacious property boasts three well-appointed second floor bedrooms, offering ample space for family living.

The property features a bright and airy living room, which spans the full width of the property, ideal for relaxing and entertaining guests, whilst a refitted kitchen/dining space is located just off the hallway.

Additionally, the property benefits from a new lease, off-street parking and a garage, ensuring convenience for residents with vehicles.

With its affordable price and desirable features, this property presents a fantastic opportunity for those seeking a comfortable and modern home within a central location and a short walk of Sandringham School.

Tenure: Leasehold

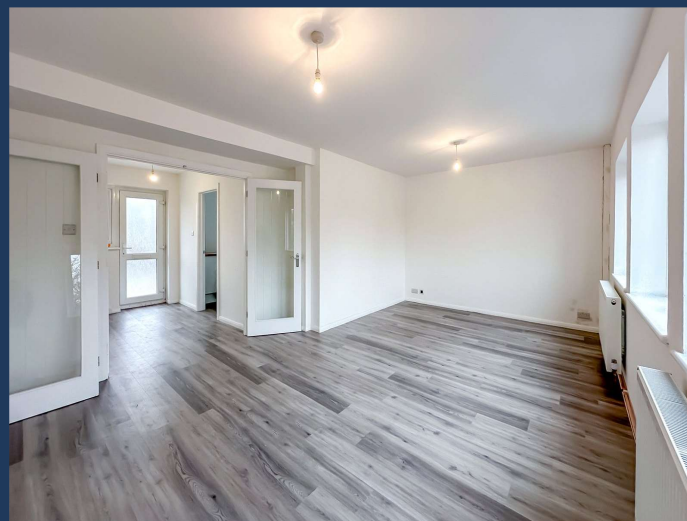
Term of Lease: TBC

Service Charge: TBC

Ground Rent: TBC

Council Tax Band: C

EPC Rating: D





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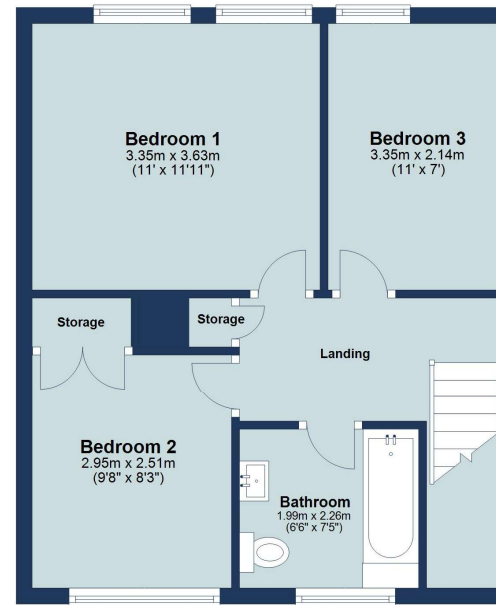
First Floor

Approx. 41.7 sq. metres (449.1 sq. feet)



Second Floor

Approx. 41.7 sq. metres (449.1 sq. feet)



Total area: approx. 83.5 sq. metres (898.3 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.
Garage not included in the total floor area.
Plan produced using PlanUp.

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