



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

Hughenden Road, St. Albans, AL49QR  
Guide Price £360,000

Situated within WALKING DISTANCE of SANDRINGHAM SCHOOL is this TWO DOUBLE BEDROOM duplex MAISONETTE which is offered for sale with NO ONWARD CHAIN.

The property benefits from its own direct entrance and offers accommodation arranged over both the ground and first floors.

This rarely available property comprises of a central hallway with doors leading to both a kitchen and an open plan sitting/dining room which opens into a private balcony.

To the first floor there are two double bedrooms, both of which are served by a family bathroom.

**Tenure: Leasehold**

**Term of Lease: 189 Years From June 1987**

**Service Charge: £1000 PA For 2024**

**Ground Rent: £50 PA For 2024**

**Council Tax Band: C**

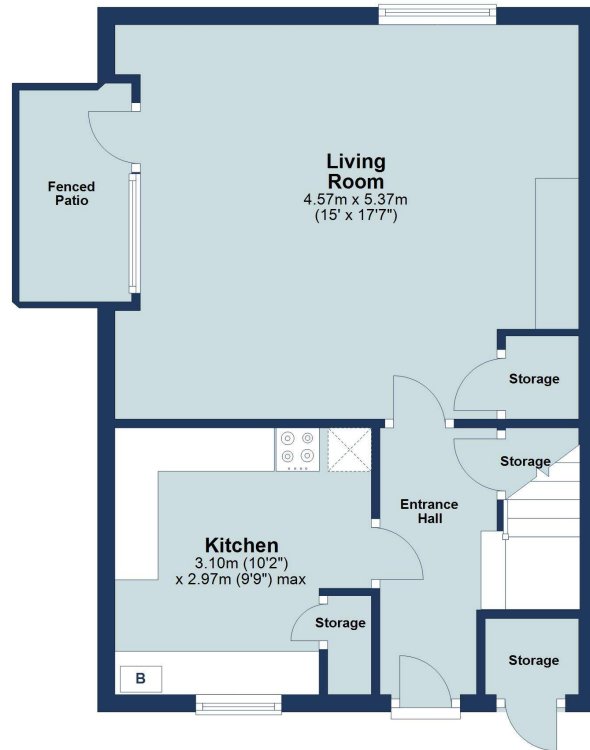
**EPC Rating: C**





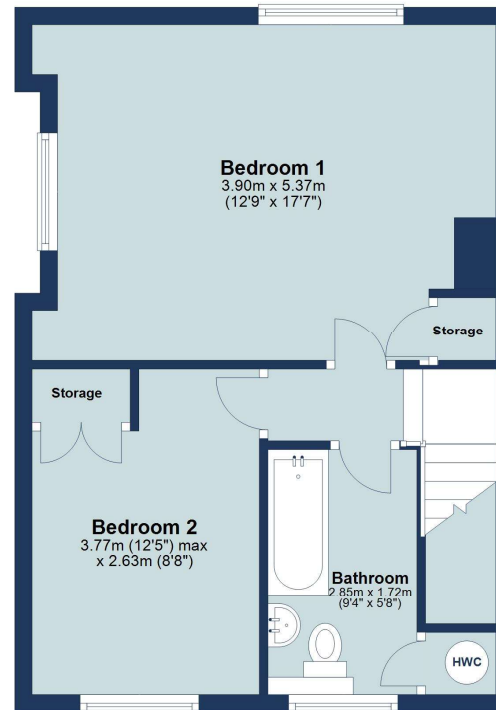
## Ground Floor

Approx. 40.9 sq. metres (440.4 sq. feet)



## First Floor

Approx. 40.9 sq. metres (440.4 sq. feet)



Total area: approx. 81.8 sq. metres (880.8 sq. feet)

Floor plan is for marketing purposes only and is to be used as a guide.  
Plan produced using PlanUp.

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