



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

Hughenden Road, St. Albans, AL4 9QW
Guide Price £375,000

Situated within walking distance of SANDRINGHAM SCHOOL is this well-presented and thoughtfully UPDATED split-level maisonette, offered for sale with NO ONWARD CHAIN, whilst benefitting from a SINGLE GARAGE.

Internally the property offers a light and airy feel with a welcoming hallway which in turn leads to a fully refitted kitchen with a range of high specification integrated appliances. The light and airy open plan sitting and dining room offers excellent natural light and neutral decor throughout, overlooking the communal gardens to both the side and rear of the property.

The first floor comprises of TWO DOUBLE BEDROOMS with the potential to divide the principal bedroom to create three bedrooms (subject to approval) all of the bedrooms are served by a refitted bathroom.

Externally there are communal gardens to both the side and rear of the property and a single garage with additional storage shed is located to the front of the property as well as an allocated parking space.

Tenure: Leasehold

Term of Lease: 189 Years From June 1978

Service Charge: £1,164 PA For 2024

Ground Rent: £0 PA For 2024

Council Tax Band: C

EPC Rating: C

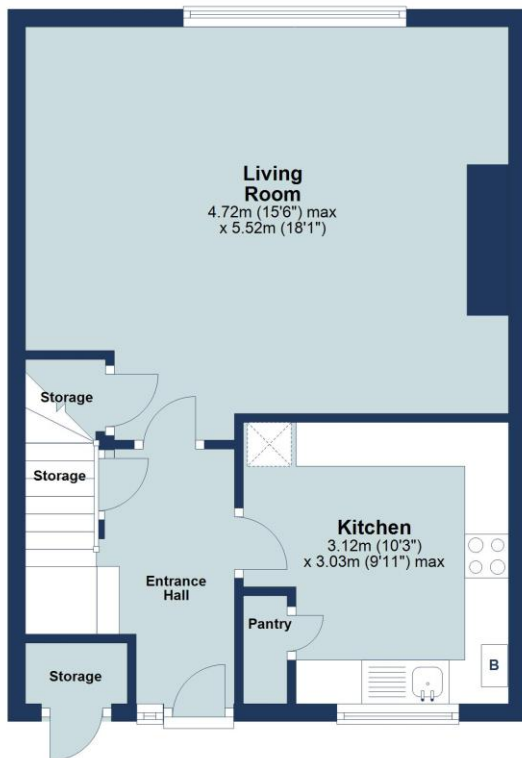






First Floor

Approx. 42.7 sq. metres (459.9 sq. feet)



Second Floor

Approx. 42.7 sq. metres (459.6 sq. feet)



Total area: approx. 85.4 sq. metres (919.6 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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