



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

Hughenden Road, St. Albans, AL4 9QN
Guide Price £365,000

Situated within the heart of Marshalswick, St Albans is this well-presented and thoughtfully updated two double bedroom maisonette, which offers flexible living arranged over both the ground and first floors.

The property boasts two double bedrooms and a bathroom to the first floor and a spacious sitting room with balcony and a separate updated kitchen to the ground floor.

This modern property is ideal for professionals, couples, or small families looking for a cozy home. Situated in a secluded area, the maisonette provides a peaceful retreat from the hustle and bustle of city life.

The property features communal gardens where residents can relax and unwind, resident parking for convenience, and a garage for secure storage of vehicles or belongings. The spacious layout of the maisonette offers plenty of room for entertaining guests or simply enjoying some downtime.

Tenure: Leasehold

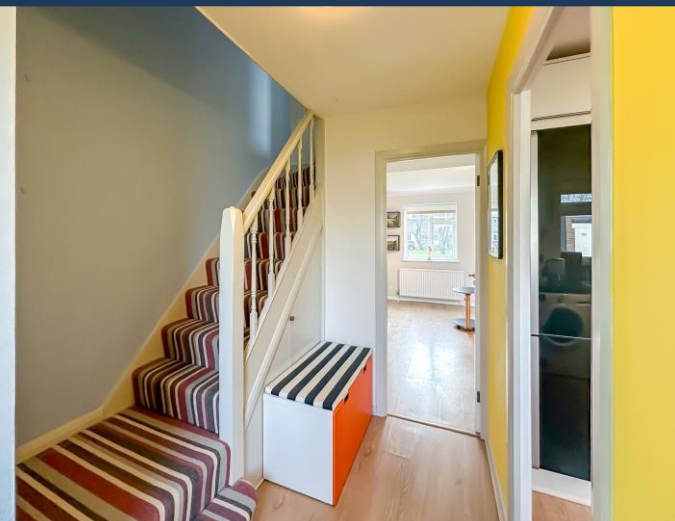
Term of Lease: 189 Yeas From June 1978

Service Charge: £640.20pa for 2025

Ground Rent: £0

Council Tax Band: C

EPC Rating: C





Ground Floor

Approx. 39.7 sq. metres (427.7 sq. feet)



First Floor

Approx. 40.5 sq. metres (436.4 sq. feet)



Total area: approx. 80.3 sq. metres (864.2 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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