



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

Hughenden Road, St. Albans, AL4 9QN

£1,800 PCM

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AVAILABLE MID DECEMBER 2023

This spacious split level three bedroom maisonette is located in the heart of Marshalswick close to highly regarded schooling.

The property enjoys a stylish modern finish throughout, the spacious living room enjoys a south facing balcony, there a contemporary fitted kitchen and bathroom and the bedrooms are well proportioned.

Surrounding the development there are well tended communal gardens and this property benefits from a single garage and a storage shed.

Hughenden Road has always proved a very popular residential area with an excellent variety of shops close by at the Quadrant, a number of nearby parks and St Albans city centre and mainline station are both easily accessible.

ACCOMMODATION

Entrance Hall
Kitchen
Living Room
Balcony
FIRST FLOOR
Bedroom One
Bedroom Two
Bedroom Three
Bathroom
EXTERIOR

Garage

Single garage en-bloc number 12.

Storage Shed
Communal Grounds

PROPERTY INFORMATION

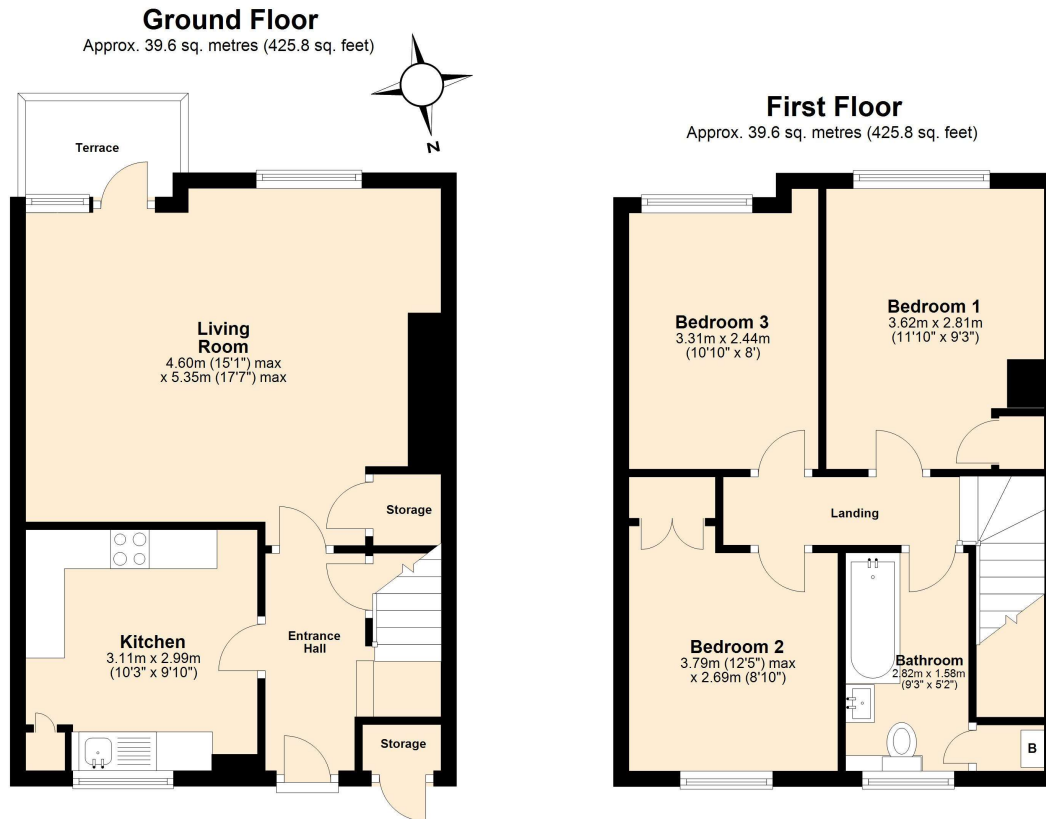
Council Tax Band: C
Holding Deposit £415.38
Security Deposit £2,076.92

Viewing Information

BY APPOINTMENT ONLY WITH
BRADFORD & HOWLEY, THROUGH
WHOM ALL NEGOTIATIONS SHOULD
BE CONDUCTED.

Environmental Impact Rating

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.



Total area: approx. 79.1 sq. metres (851.6 sq. feet)

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

IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans and measurements, these are not guaranteed, and they do not form part of any contract. We have not tested any of the services, equipment, or fittings. No persons in this firm's employment have the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase price. You may download, store, and use the material for your own personal use. You may not republish the material in any format without the consent of Bradford & Howley.

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