



Park Place, St Albans AL2 2RQ

Chain Free £250,000

This attractive ground floor maisonette offers a spacious double bedroom and an open plan living area, located in a sought-after and desirable cul-de-sac. Its convenient location, midway between St Albans and Radlett, allows for easy access to Watford Junction and London Euston via Park Street Station. The property boasts well-maintained communal gardens, a designated parking space, and quick access to the M25 and M1 motorways. With an extended long lease and no chain, this property is ideal for first-time buyers or investors. Don't miss out on this fantastic opportunity.

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Outside;

Secure side access to the communal gardens, covered storm porch and modern double glazed front door into-

Entrance Hall:

Two built-in storage cupboards, doors into-

Bedroom: 9'10",209'11" x 9'6" (3,64m x 2.91m)



Double glazed window to front, radiator and fitted wardrobes.

Kitchen: 9'10",88'6" x 6'7" (3,27m x 2.03m)



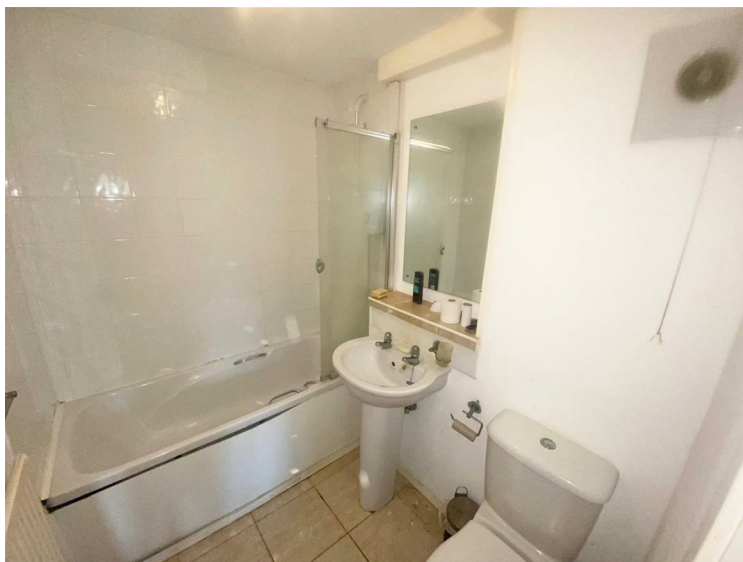
Range of white wall and base cupboards with worktops and fitted appliances. wall mounted gas boiler for the central heating and hot water, double glazed window to side and open access into-

Living Room: 16'6" x 9'10",75'5" (5.03m x 3,23m)



Double glazed window and doors to the rear, radiator.

Bathroom: 6'6",26'2" x 5'6" (2,08m x 1.70m)



White suite comprising, Panelled bath with shower above,, hand wash basin, low level w/c, extractor fan, radiator, part tiled walls.

Rear Aspect:



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Communal Gardens:



Mainly laid to lawn with surrounding mature hedges.

Parking:



Allocated Parking space, plus additional visitor spaces.

Leasehold Details

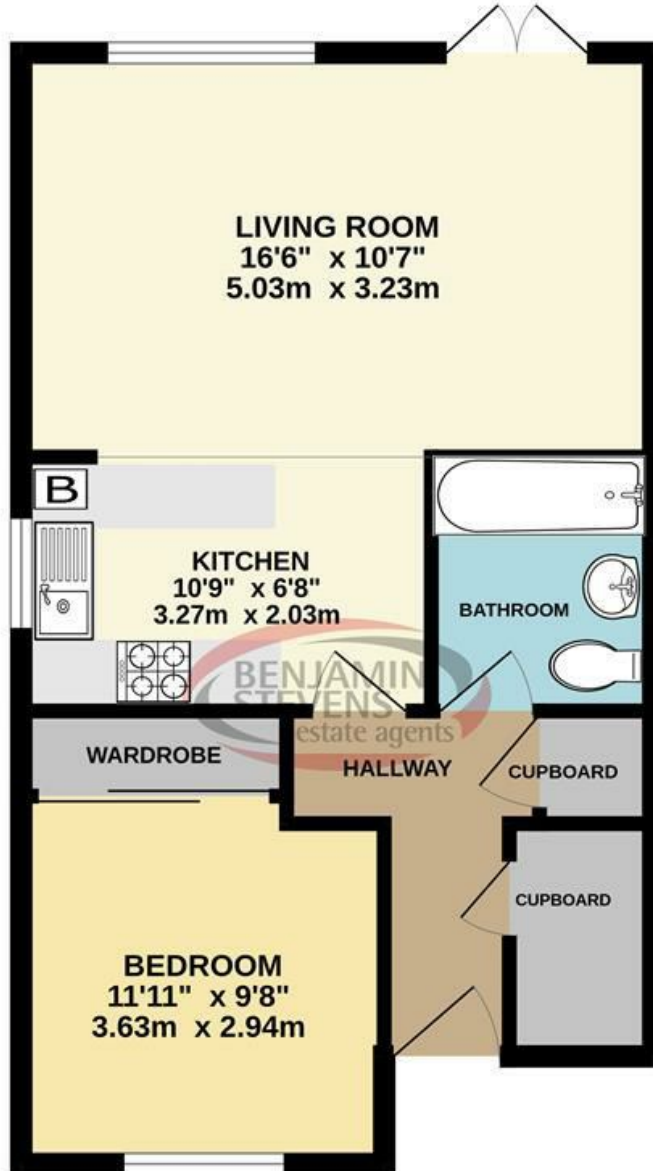
Lease Term: 165 Years from 2009

Service Charge: (Aprox £780 Per Year).

Ground Rent: TBC



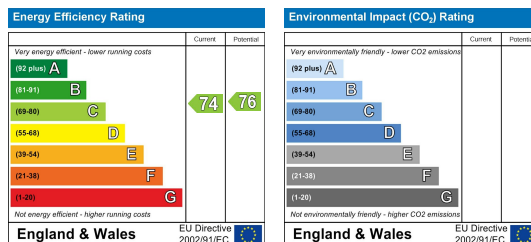
GROUND FLOOR
463 sq.ft. (43.0 sq.m.) approx.



ONE BEDROOM GROUND FLOOR MAISONETTE

TOTAL FLOOR AREA: 463 sq.ft. (43.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Edgware Office- 194 Station Road, Edgware, HA8 7AT. Tel: 020 8958 1118
 Bushey Heath Office- 59 High Road, Bushey, WD23 1EE. Tel: 020 8950 7777
www.benjaminstevens.co.uk