



**BENJAMIN
STEVENS.**
estate agents



How Wood, St. Albans AL2 2RA

Asking Price £275,000

Unexpectedly spacious and spread across two floors, this THREE BEDROOM MAISONETTE offers a smartly designed layout that includes an open-plan KITCHEN/BREAKFAST ROOM, a generous LIVING ROOM, and a well-appointed BATHROOM with separate shower. Set above a friendly and comprehensive local shopping parade, the property enjoys excellent connectivity, with easy access to the M1/M25, How Wood station (Abbey Flyer to St Albans Abbey and Watford Junction), and the village's highly regarded schools and amenities. NO CHAIN.

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Kitchen/Breakfast Room:



Bathroom:



Breakfast Area:



Bedroom One:



Living Room



Bedroom Two:



Disclaimer:

While every care and effort has been made to ensure these details are correct their accuracy cannot be guaranteed and so should not form part of any contract.

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Bedroom Three:



Front Aspect & Access:



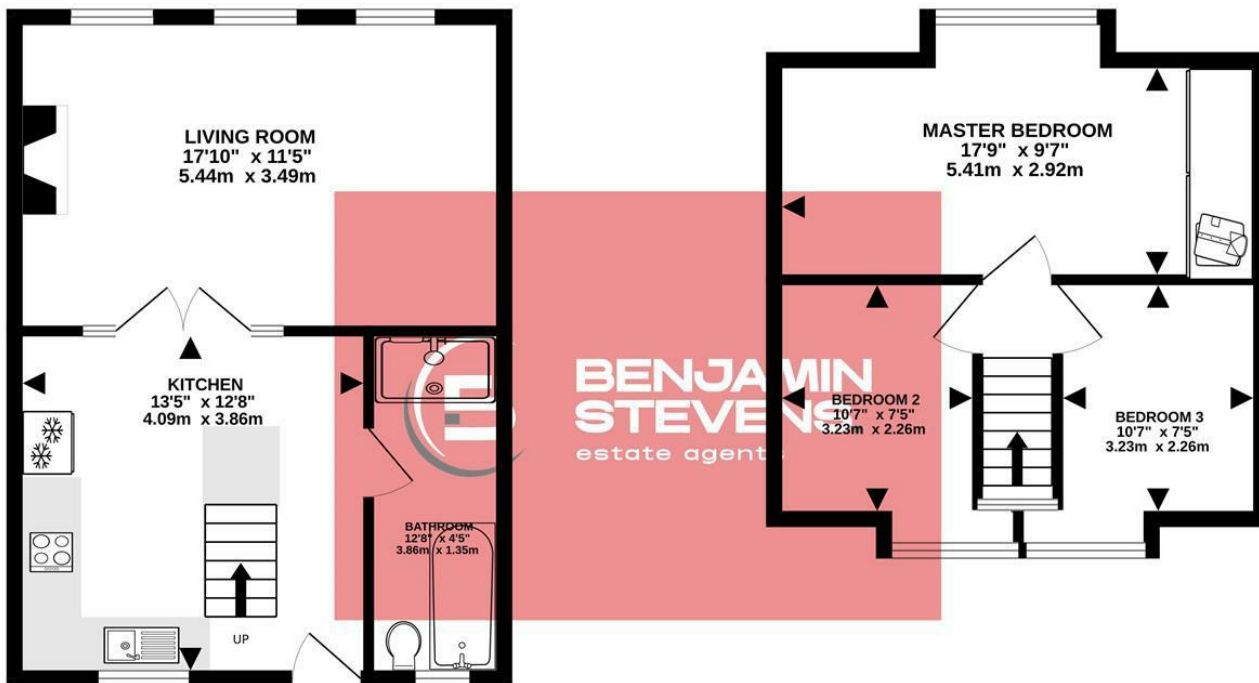
Tenure:

This is a leasehold property.
Council Tax Band: C £1.986.75 per annum.
Ground Rent: £100 per annum
Service Charge: £700 per annum



GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.

1ST FLOOR
318 sq.ft. (29.6 sq.m.) approx.



THREE BEDROOM TWO STOREY MAISONETTE

TOTAL FLOOR AREA : 775sq.ft. (72.0 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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