



A rare opportunity to purchase this two-bedroom ground floor maisonette set in an EXCLUSIVE walled development on Welclose Street in the sought after central CONSERVATION AREA close to St Albans Abbey and only a short walk to the town centre.

Guide Price: £500,000

This centrally located property needs some modernisation but currently offers excellent living accommodation comprising of an entrance hall leading to the properties lounge, good sized kitchen with adjoining utility room, two double bedrooms and a shower room. Externally, this wonderful home benefits from a portion of private garden set within the well-kept communal grounds. There is also parking and access to a private garage.

EPC Rating: TBC

Council Tax Band : E



Entrance Hall

Living Room 4.73m x 3.47m (15'6" x 11'5").

Kitchen 2.77m x 2.76m (9'1" x 9'1").

Utility Room

Bedroom 1 4.49m x 3.04m (14'9" x 10').

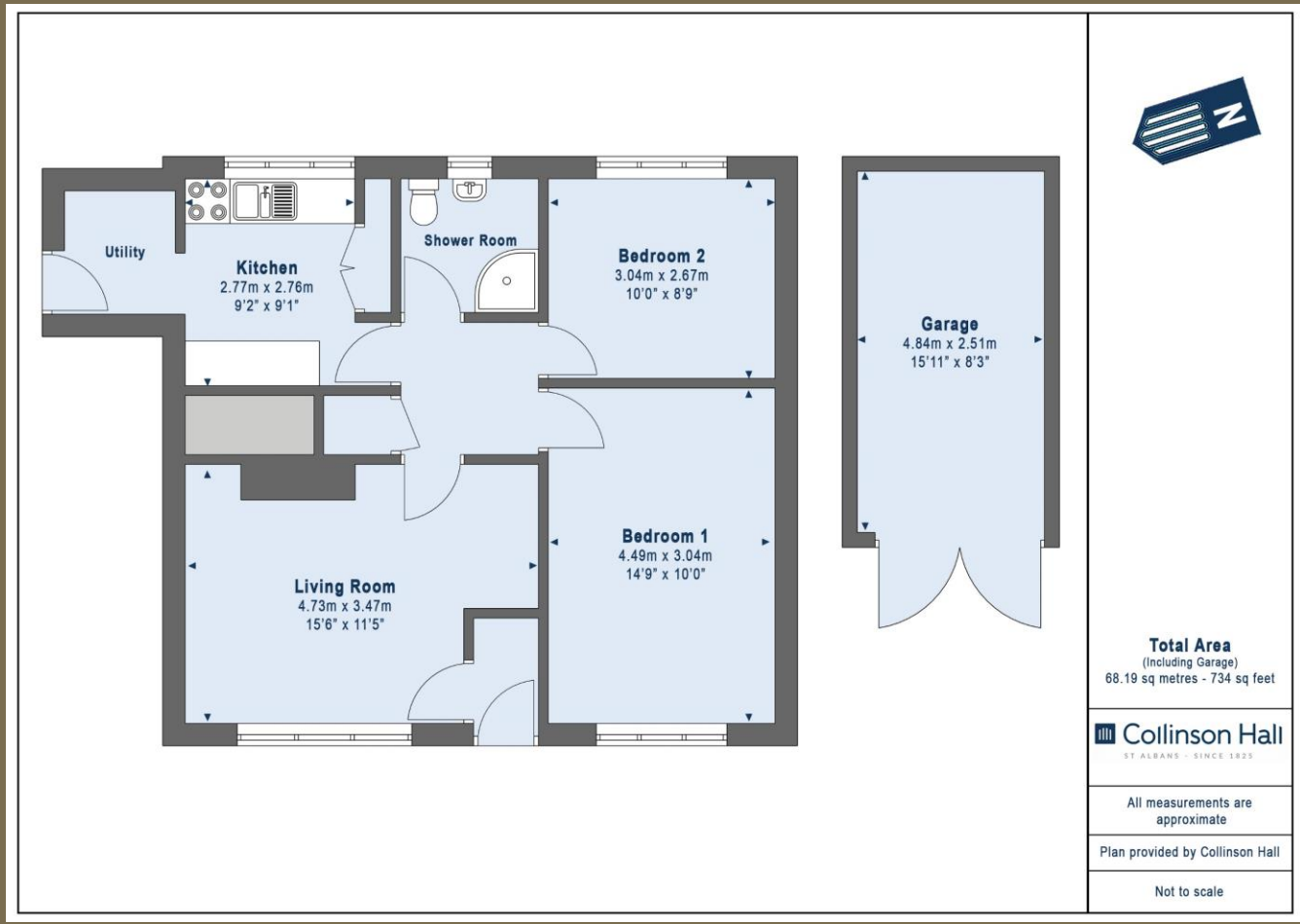
Bedroom 2 3.04m x 2.67m (10' x 8'9").

Shower Room

Garden

Garage 4.84m x 2.51m (15'11" x 8'3").





PLEASE NOTE

These particulars do not constitute an offer or contract in whole or in part. Please note that these details have been prepared for prospective purchasers as a general guide. We have endeavoured to be accurate in their preparation, but any intending purchaser should not rely on them as statements or representations of fact. In respect of the floor plans, these are for illustrative purposes only and room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore may include cupboards/shelves, etc. No responsibility is taken for any error. Accordingly they should not be relied upon for carpets and furnishings. The services, systems and appliances at the property have not been tested and no guarantee as to their operability or efficiency can be given.



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