





A spacious, TOP FLOOR SPLIT-LEVEL MAISONETTE benefitting from a LONG LEASE OVER 930 YEARS and offered with NO UPPER CHAIN, located in the extremely popular MARSHALSWICK area of St Albans, which is conveniently placed for highly regarded SCHOOLS including Sandringham Secondary School and The Quadrant with its excellent range of SHOPS and facilities.

**Guide Price: £375,000**

Offering spacious living space spread over two floors, the accommodation comprises on the lower floor, a kitchen, and an extensive lounge spanning over 17ft with a balcony offering views to the front. On the upper floor, there are two double bedrooms and a well-presented family bathroom. This property is situated among well-kept communal grounds and further benefits from residents' parking.

EPC Rating: TBC

Council Tax Band: C

Lease Information: 936 years remaining, lease started on the 28th of July 1963, expires 29th of September 2959.





Entrance Hall

Kitchen 3.78m x 3.05m (12'5" x 10').

Living Room 5.47m x 3.90m (17'11" x 12'10").

Bedroom 1 5.47m x 3.98m (17'11" x 13'1").

Bedroom 2 3.96m x 2.96m (13' x 9'9").

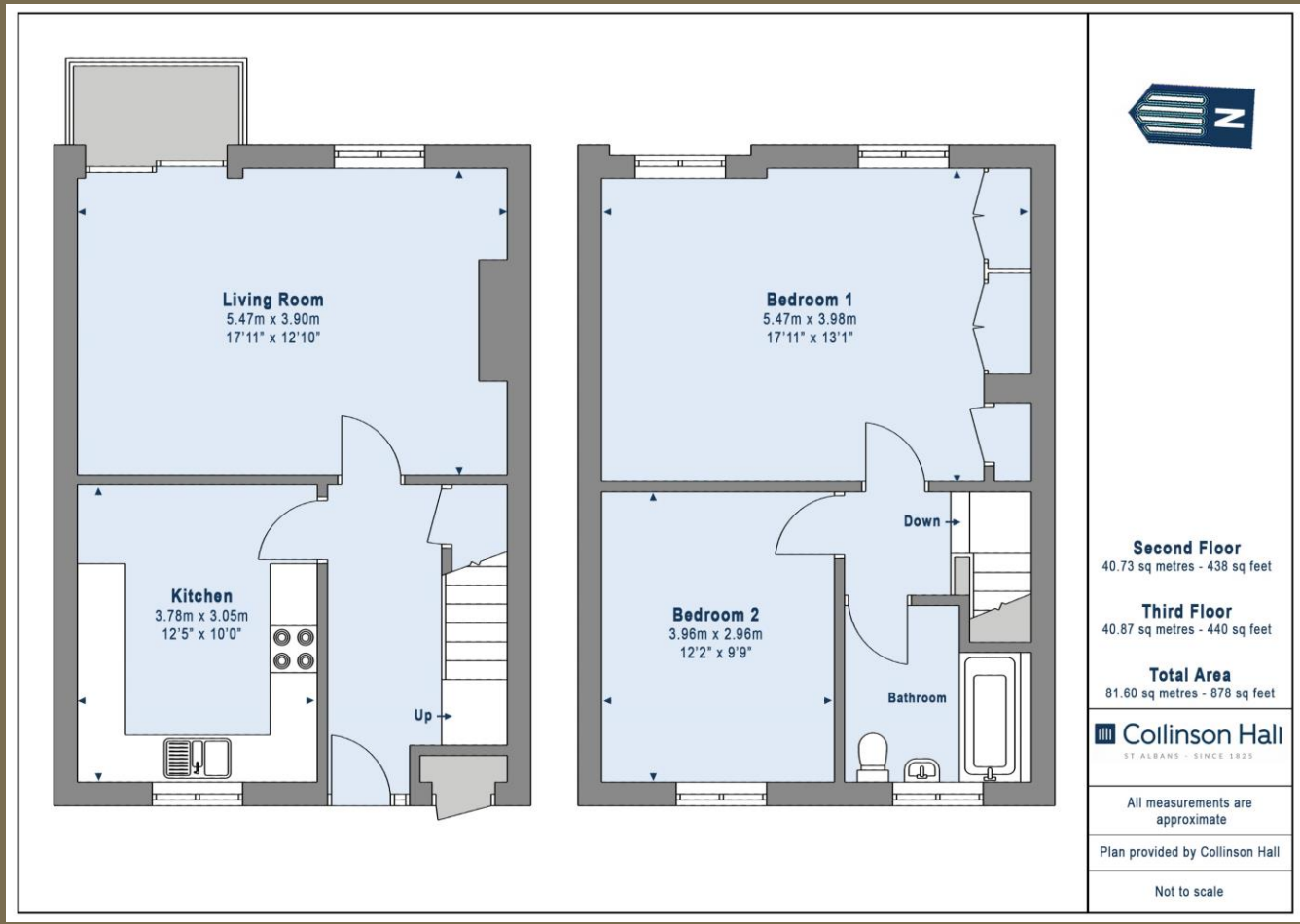
Bathroom

Balcony

Communal Gardens

Garage





**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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City Centre Office: 9-11 Victoria Street | St Albans | Hertfordshire | AL1 3UB | Telephone: 01727 843222 | Email: stalbansmail@collinsonhall.co.uk

