







**Offered for sale with NO UPPER CHAIN is this well-presented two-bedroom first-floor garden maisonette situated in a sought-after location close to excellent amenities, WALKING DISTANCE to the vibrant city centre, and a short walk to Verulamium Park.**

**Guide Price: £385,000**

The accommodation comprises an entrance hall with a spacious sitting room, a separate kitchen, two double bedrooms, a bathroom, and access to a large loft space. Outside, the property benefits from a low-maintenance rear garden.

EPC Rating: E 52  
Council Tax Band: C

Lease Information: 135 years remaining, lease expires on 9th of February 2158.









Entrance Hall

Living Room 4.15m x 3.63m (13'7" x 11'11").

Kitchen 3.62m x 2.27m (11'11" x 7'5").

Bedroom 1 3.58m x 3.32m (11'9" x 10'11").

Bedroom 2 3.58m x 2.63m (11'9" x 8'8").

Bathroom

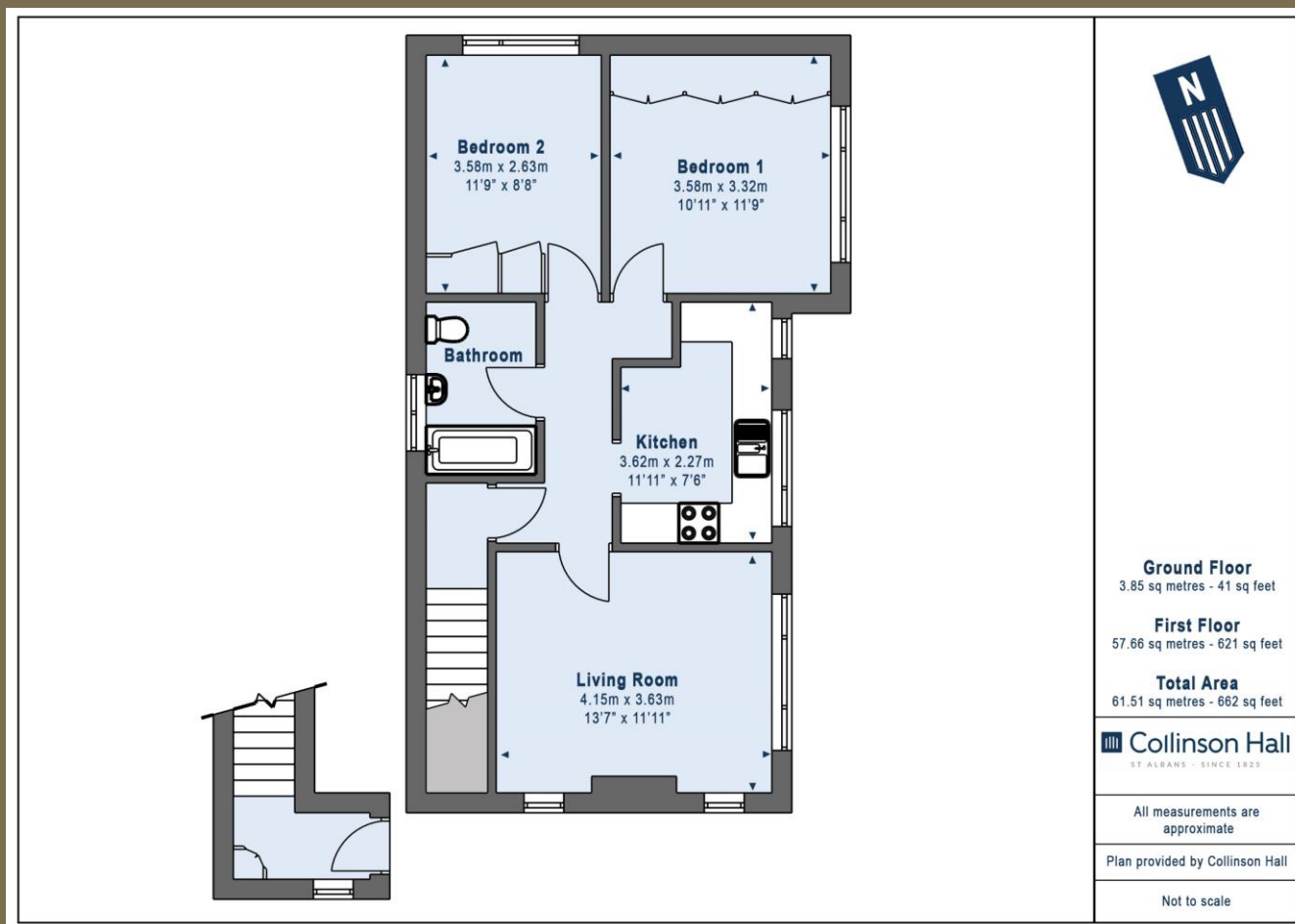
Garden











#### 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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