





A fantastic opportunity to purchase a TWO DOUBLE BEDROOM, DUPLEX maisonette positioned within a well-regarded development in the heart of Marshalswick, a popular choice for families looking for EXCELLENT SCHOOLING and great local shopping facilities.

Guide Price: £350,000

Arranged over two floor this vacant home offers over 880 square feet of living space with a great size lounge, kitchen/breakfast room to the ground floor and two very good size bedrooms and bathroom on the first floor. The property has a long lease of over 150 years and is offered chain free.

EPC Rating: C 74

Council Tax Band: C

Lease Information: 189 years from 25th of June 1987, 152 years remaining.





Entrance Hall

Kitchen 3.19m x 3.07m (10'6" x 10'1").

Living/Dining 5.55m x 4.67m (18'3" x 15'4").

Bedroom 1 5.55m x 3.77m (18'3" x 12'4").

Bedroom 2 3.83m x 2.78m (12'7" x 9'1").

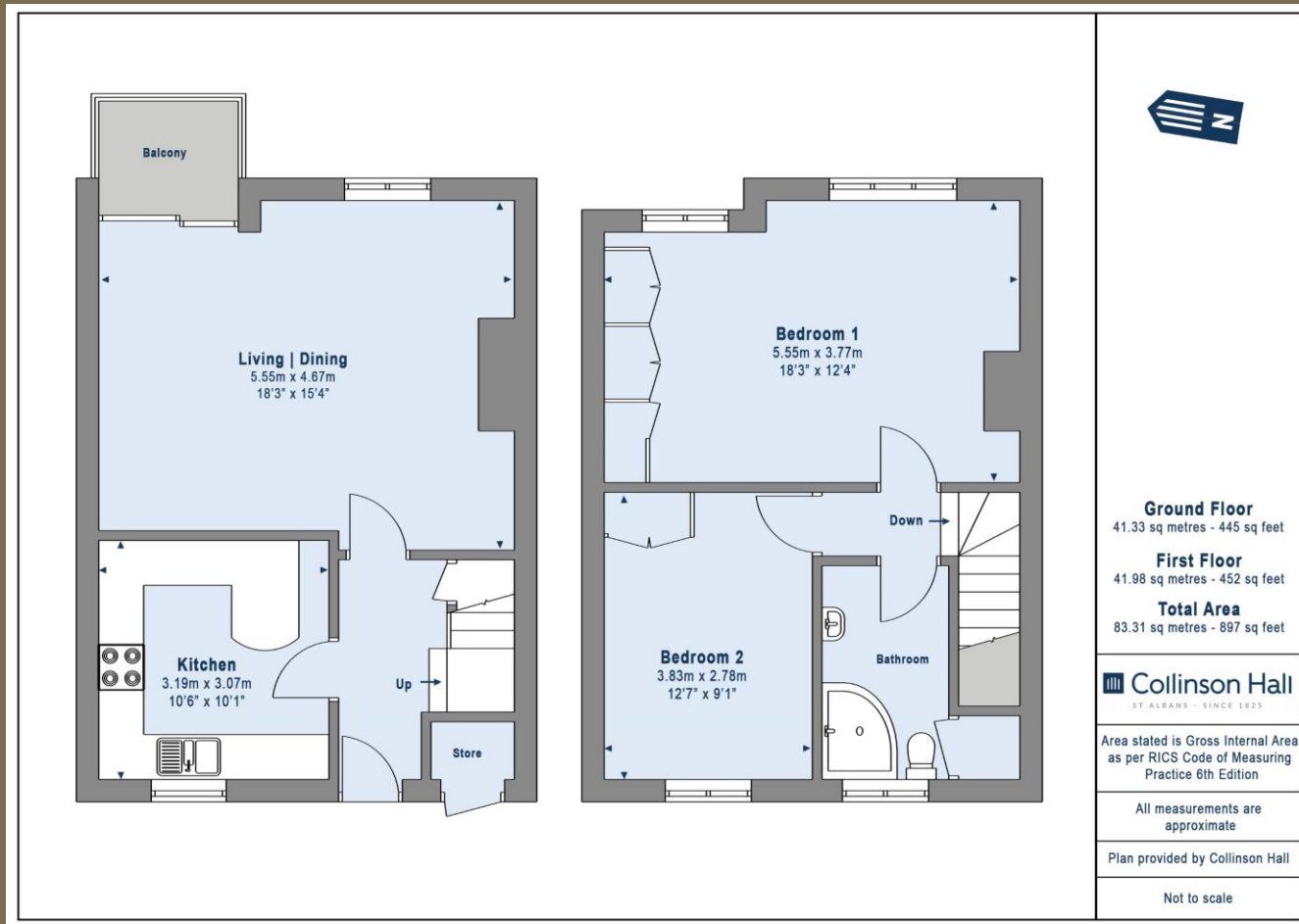
Bathroom

Balcony

Communal Gardens







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