





Offered **CHAIN FREE**, is this exciting **DEVELOPMENT OPPORTUNITY** provides scope to transform two existing maisonettes into a pair of **MID-TERRACED HOMES**. Situated in the ever-popular St Julians area of St Albans, the location benefits from **EXCELLENT TRANSPORT LINKS**, highly regarded schooling, and is within walking distance, or a short drive, of the vibrant **CITY CENTRE**.

Guide Price: £650,000

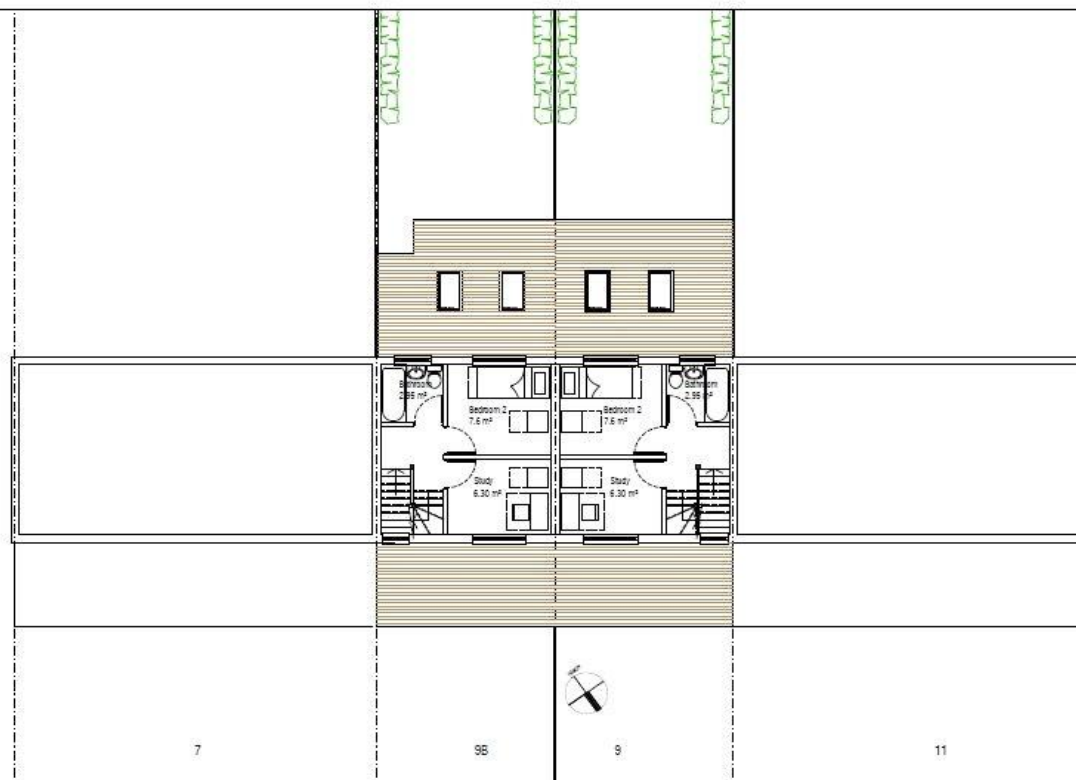
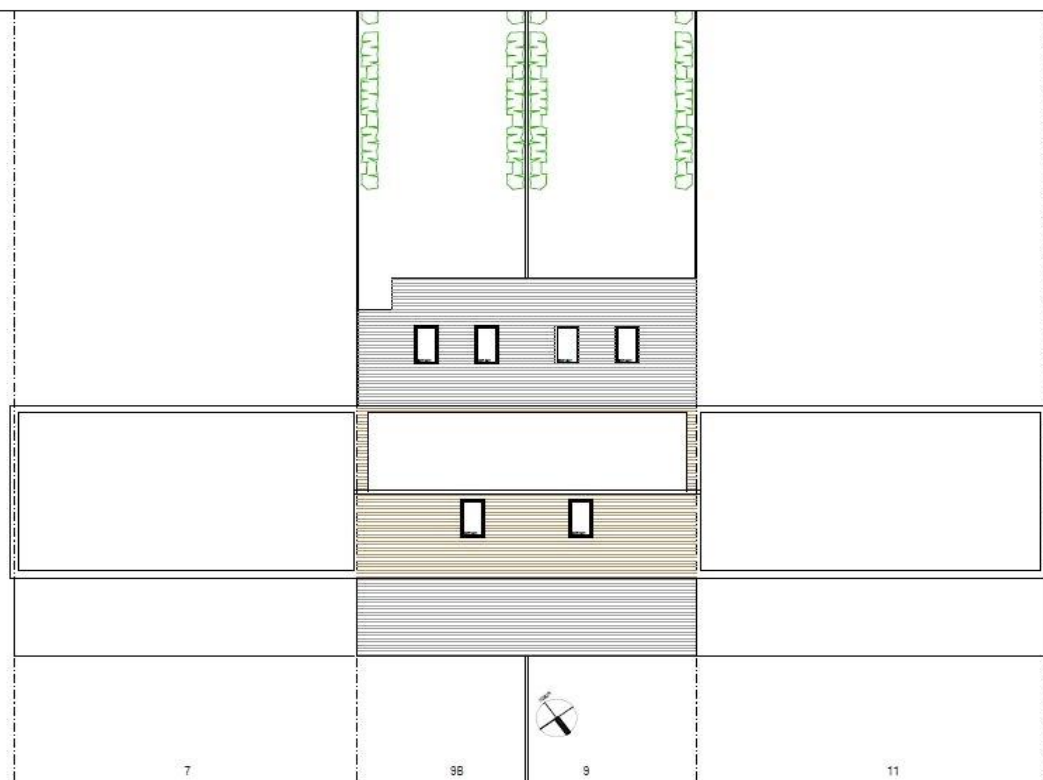
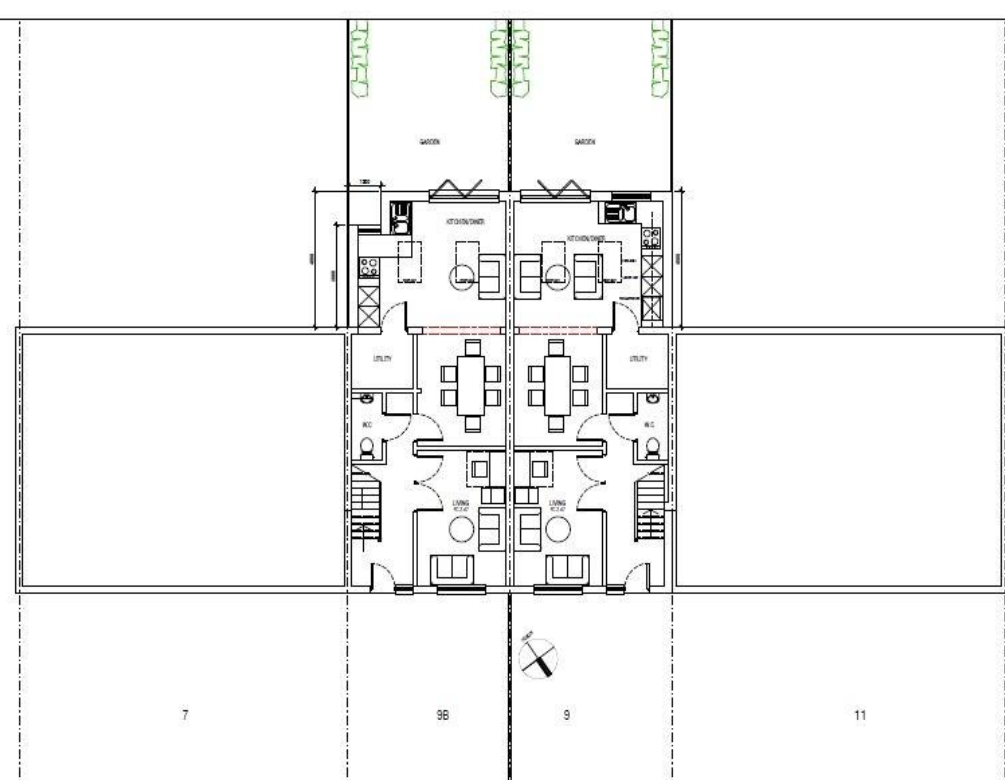
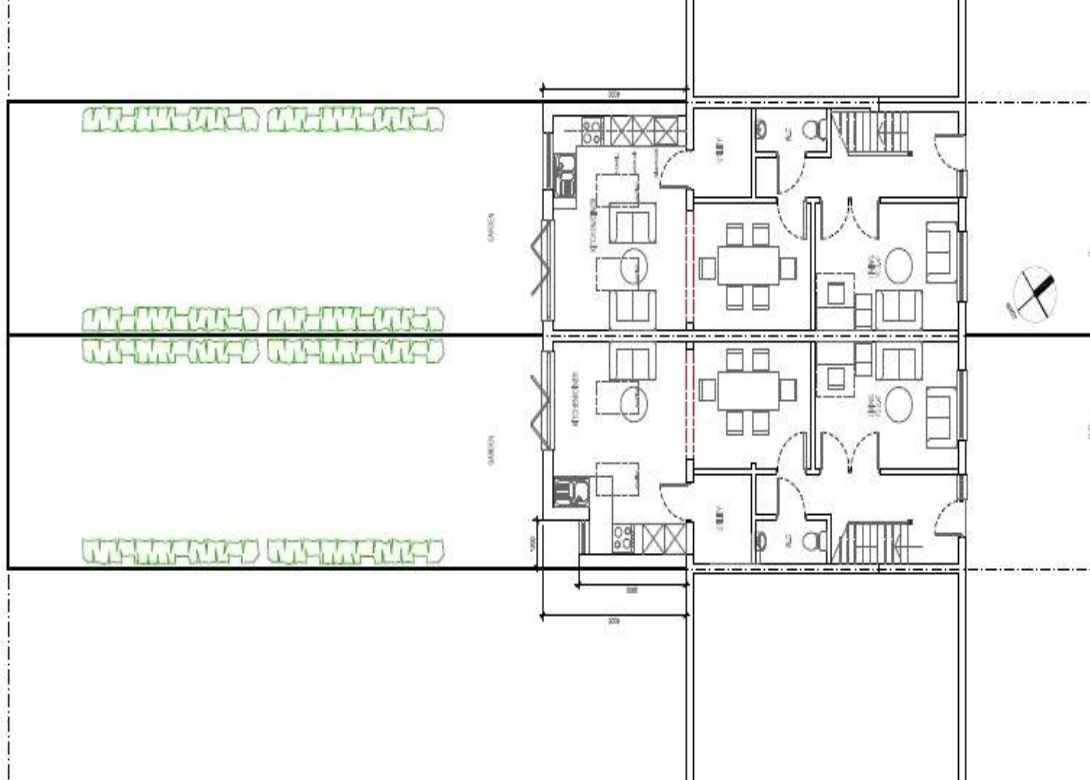
Currently arranged as two maisonettes, this property offers a rare and exciting development opportunity, with planning permission granted to create two attractive mid-terraced homes. Ideally suited to investors or those looking to add value, full planning details are available via the St Albans Planning Portal under reference 5/2018/0176.

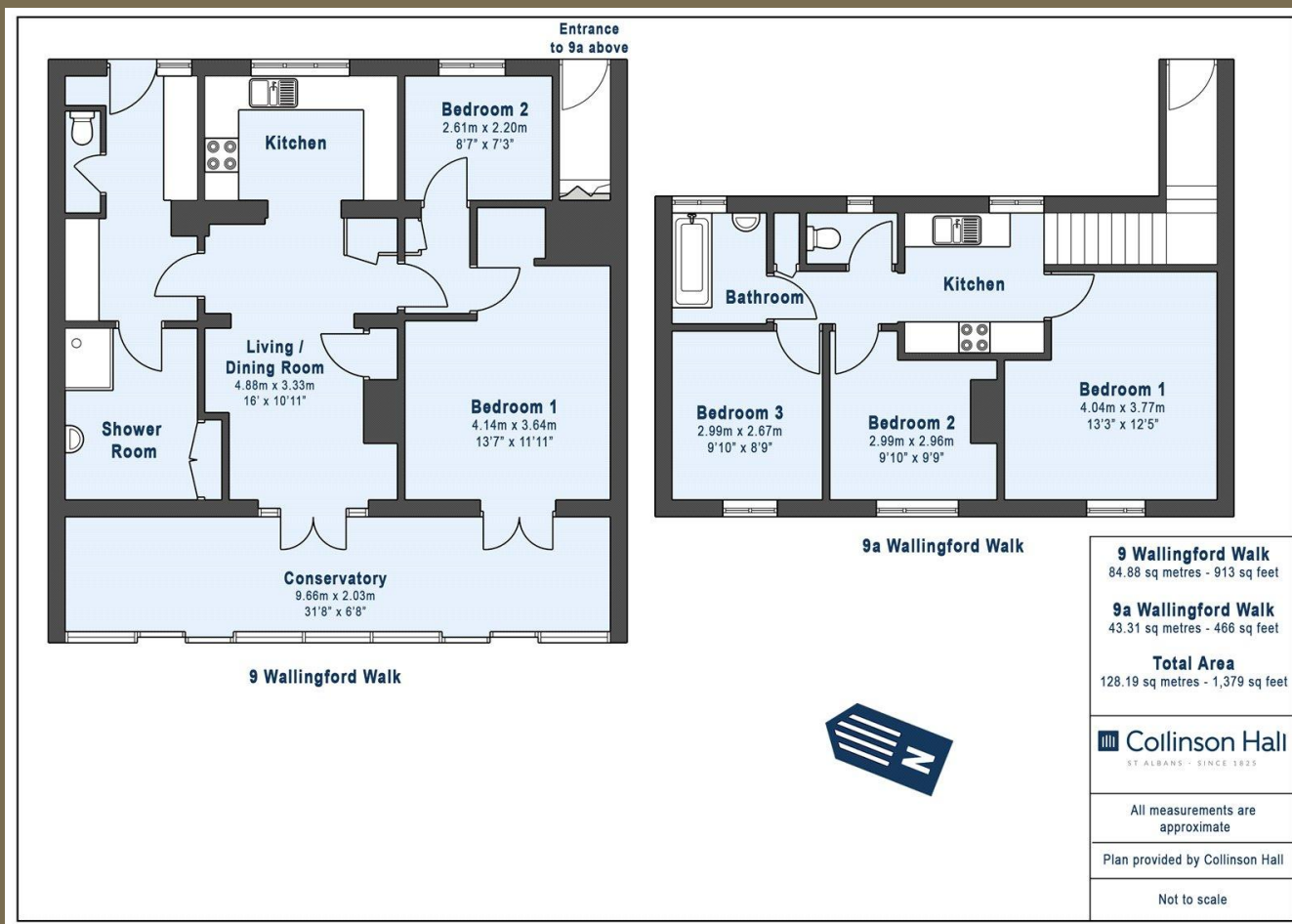
Located on the south side of St Albans and providing excellent access to both the M1 and M25 motorways, excellent local amenities, well regarded local schools. Within close proximity of central St. Albans, with all it has to offer, including excellent shopping and leisure facilities, an independent cinema, award winning eateries, and St. Albans famous pubs and Cathedral.

EPC Rating: TBC
Council Tax Band: C









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

