









**A SPACIOUS FIRST FLOOR MAISONETTE** positioned within **CHARMOUTH COURT**, a small development of purpose-built maisonettes located just off Charmouth Road, one of St. Albans' **PREMIER LOCATIONS**.

**Guide Price: £385,000**

Offering over 860 sq. ft. of thoughtfully arranged living space, this charming and attractive home provides light-filled, airy accommodation with excellent versatility. Designed to balance comfort and practicality, the property features flexible dining options in both the kitchen and the lounge, along with the potential to repurpose the larger of the two generous double bedrooms as an additional reception room, should a buyer desire.

Accessed via a private entrance with stairs rising to the first floor, the accommodation opens into a welcoming hallway that leads through to a spacious living and dining room. This impressive room is ideal for both relaxed day-to-day living and entertaining, enjoying pleasant open views across the green space to the front, creating a calm and inviting atmosphere. The sunny, south-facing kitchen is well-proportioned and offers excellent preparation and storage space, with exciting potential to be transformed into a contemporary, stylish kitchen tailored to individual tastes. The property offers two inviting double bedrooms, both well-sized and thoughtfully laid out.









The principal bedroom benefits from built-in storage, while the second double bedroom is equally versatile, making it ideal for guests, children, or a home office, and enjoys attractive views over the communal gardens to the rear. A bright and airy family bathroom, fitted with a modern three-piece suite and shower over bath supplied directly by the combi boiler, completes the internal accommodation. A particular highlight is the large, fully boarded loft, easily accessed via a fitted ladder and complete with power and lighting. This exceptional storage space significantly enhances the practicality and appeal of the home. Externally, the property enjoys a sunny, south-facing rear aspect with pleasant views across the communal gardens, while residents' parking within the Court adds further convenience to this highly appealing property.

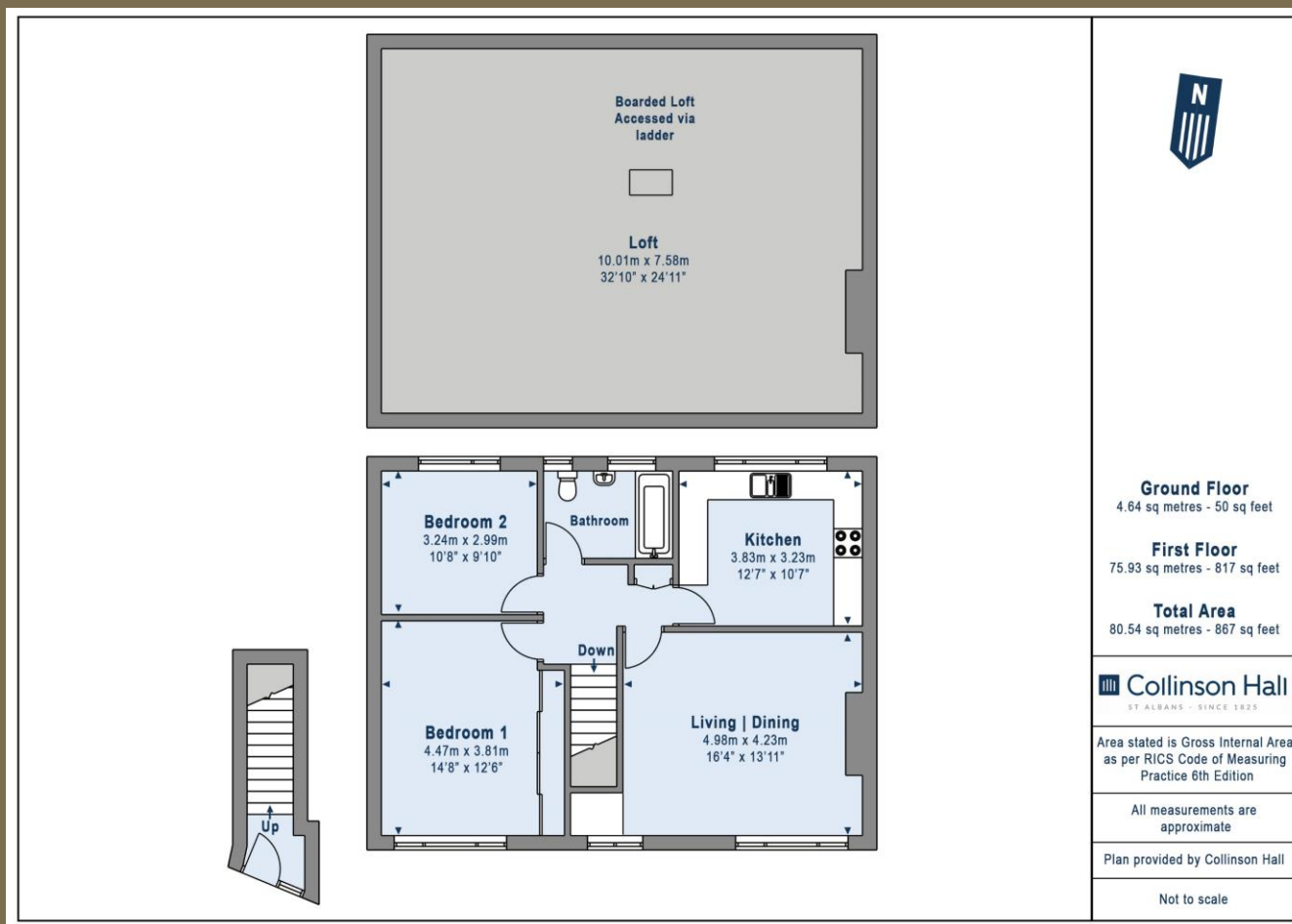
Charmouth Court is a peaceful and highly regarded development in the popular Marshalswick area of St Albans, set on a quiet cul-de-sac just off Charmouth Road. The property is within walking distance of St Albans City Station, offering fast services into London St Pancras, and close to the vibrant city centre. For everyday needs, two local shopping parades are located nearby, while popular green spaces such as Clarence Park and Bernards Heath are easily accessible on foot. Additionally, the location falls within the catchment area for several of the city's most well-regarded schools.

EPC Rating: C 72

Council Tax Band: D

Lease Information: 999 years from 24 June 1961 with 935 years remaining.





#### 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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