









**A WONDERFUL OPPORTUNITY** to purchase 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: £400,000**

Offering over 860 sq. ft. of well-planned living space, this charming and attractive property offers light, airy and versatile accommodation. It combines comfort and practicality in equal measure, with space for dining both in the kitchen and in the lounge, and scope to adapt the larger of the two generous double bedrooms to a second living room. Accessed via a private entrance with stairs rising to the first floor, the accommodation opens with a welcoming hallway leading into a spacious living and dining room, an adaptable space ideal for both everyday living and entertaining, enjoying pleasant views across the green space to the front. The sunny, south-facing kitchen is well-proportioned, offering excellent preparation space and exciting potential to be updated into a stylish, modern design. The home offers two inviting double bedrooms with the principal bedroom benefits from built-in storage, while the second bedroom, another well-proportioned double, is perfect for guests, children, or a home office, and enjoys attractive views over the communal gardens to the rear.









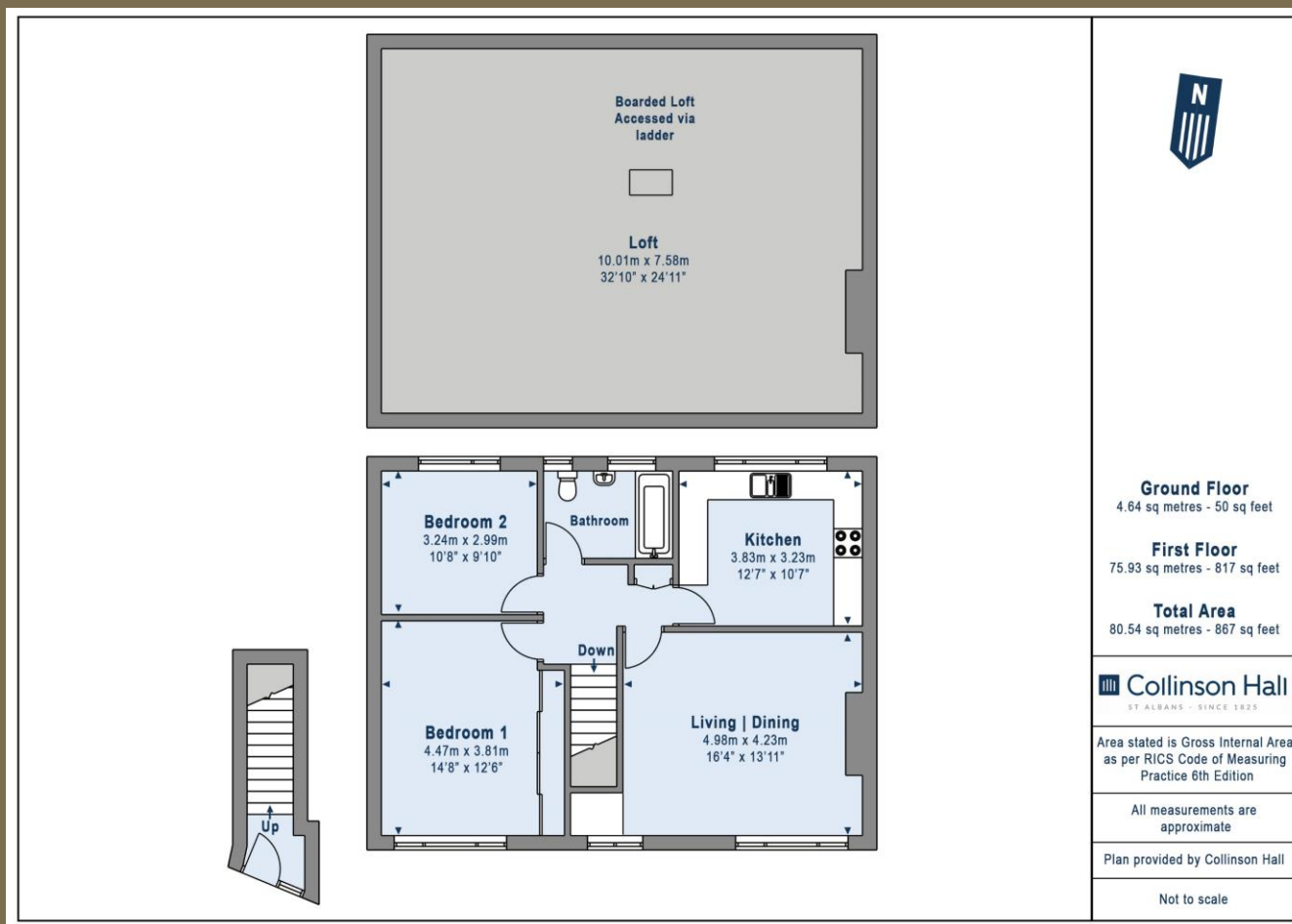
A bright and airy family bathroom, fitted with a three-piece suite and a shower over bath, supplied directly by the combi boiler, completes the accommodation. A particular highlight of the property is the large, boarded loft, which is easily accessed via a fitted ladder and benefits from power and lighting. This provides a superb and practical storage solution, further enhancing the appeal of this beautiful home. To the rear, the property enjoys a sunny south-facing aspect with pleasant views across the communal gardens, whilst residents' parking in the Court adds to the convenience of this attractive home.

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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