





A superb opportunity to acquire a 77% share of this **CHARMING ONE-BEDROOM FREEHOLD PROPERTY**, ideally located in the heart of the **ST MICHAELS CONSERVATION AREA**. A particular highlight is that there is **NO GROUND RENT, MAINTENANCE CHARGE, OR RENT PAYABLE** on the remaining 23% share, **OFFERING EXCEPTIONAL VALUE AND ONGOING AFFORDABILITY**. This tranquil and **HIGHLY REGARDED SETTING** is perfectly positioned between many of St Albans' most sought-after attractions, including Prae Wood with its Roman Theatre, Verulamium Park with its lakes, and the impressive St Albans Abbey, while also being just a **SHORT WALK FROM THE CITY'S THRIVING AND VIBRANT CENTRE**.

**Fixed Price: £350,000**

An exceptional opportunity to purchase a freehold property, affordably and arguably in one of St. Albans most prestigious locations. This beautifully presented home features a spacious lounge enhanced by attractive herringbone wood flooring, a separate well-appointed kitchen, a generous double bedroom with fitted wardrobes, and a first-floor bathroom. Externally, the property is set within well-maintained communal grounds and benefits from ample residents' parking, including one allocated space.

EPC Rating: D 57  
Council Tax Band: C

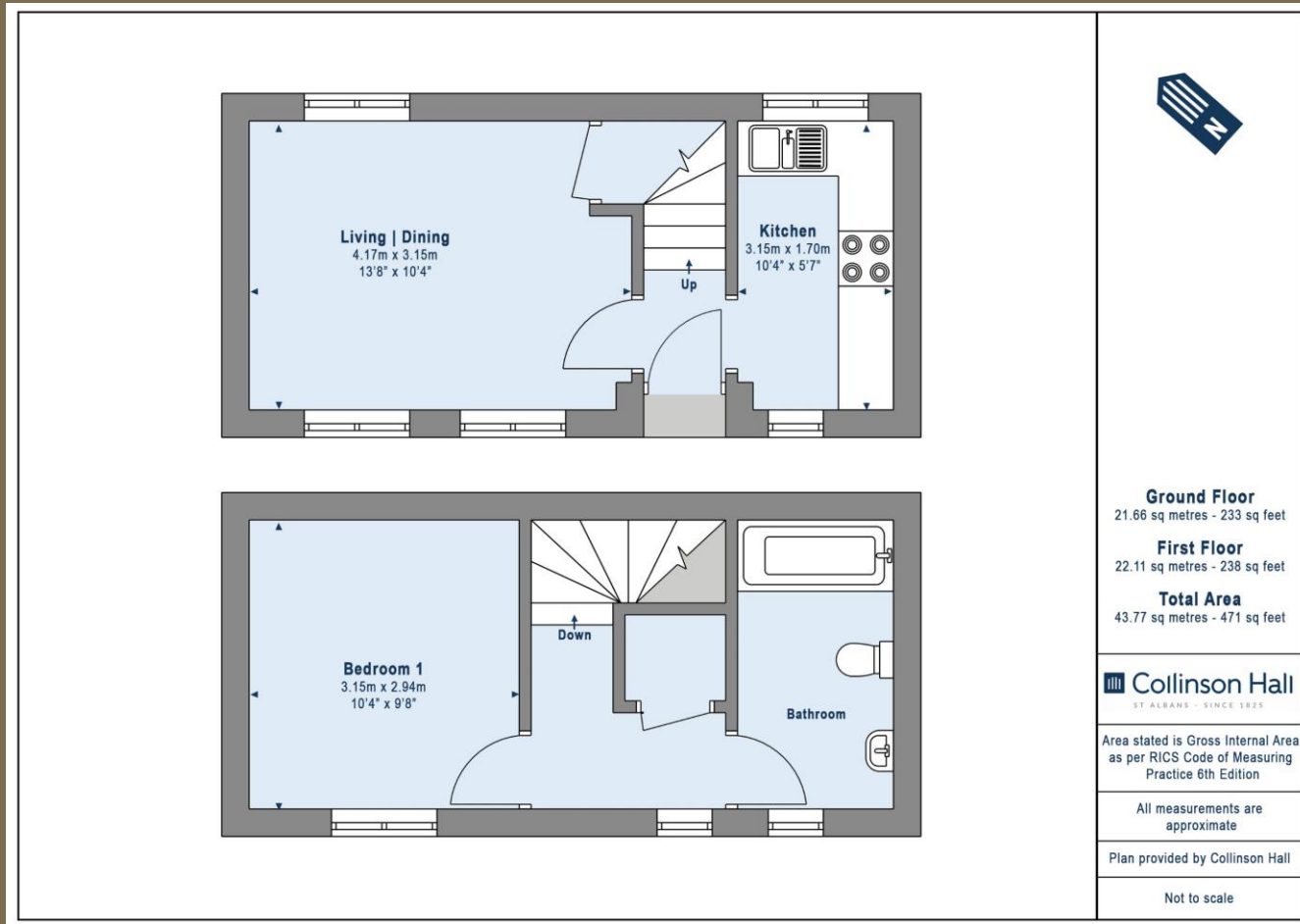








20



**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.



collinsonhall.co.uk

City Centre Office: 9-11 Victoria Street | St Albans | Hertfordshire | AL1 3UB | Telephone: 01727 843222 | Email: stalbansmail@collinsonhall.co.uk