





A rare opportunity to acquire a beautifully positioned **TWO-BEDROOM MAISONETTE**, complete with the added luxury of a **PRIVATE GARDEN**. Ideally located just a **SHORT STROLL FROM ST ALBANS MAINLINE STATION**, offering fast and frequent connections into London St Pancras, and within **EASY REACH OF THE HEART OF THE CITY**.

Guide Price: £475,000

This beautifully presented ground floor maisonette offers over 800 sq ft of thoughtfully arranged accommodation across two levels.

A spacious basement lounge provides a unique and inviting living space, complemented by two generous double bedrooms, each with fitted wardrobes. The home further benefits from a modern, well-appointed kitchen with a separate utility area, alongside a stylish bathroom.

Full of period charm, the property is enhanced by a private rear garden, featuring a generous lawn and patio, offering a wonderfully secluded outdoor retreat. Ideally situated on Stanhope Road, the home is just moments from an array of shops, cafés, and bars, and within easy walking distance of St Albans Station and the vibrant city centre.

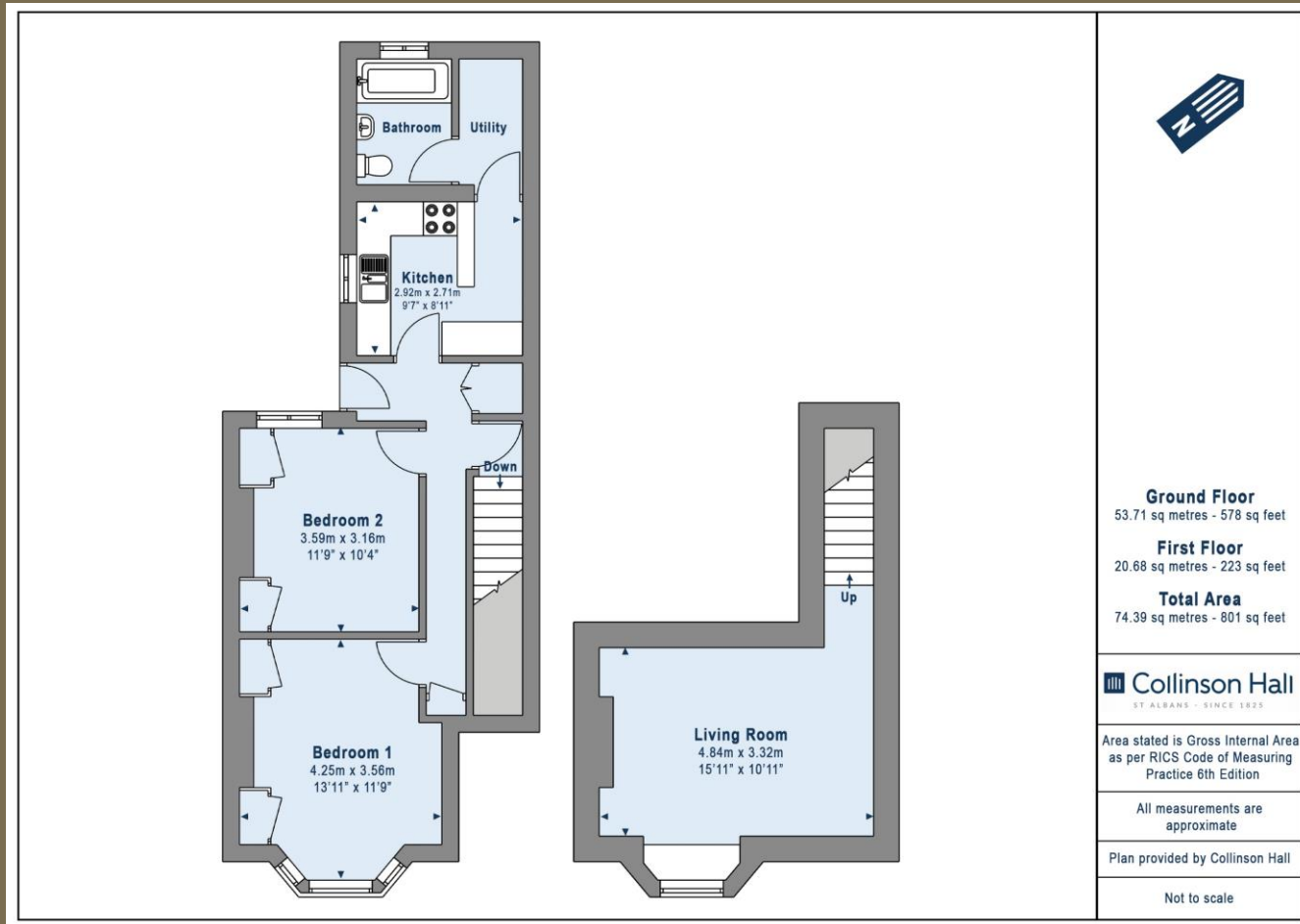
EPC Rating: C 74

Council Tax Band: B

Lease Information: 125 years from 18 December 1989, with 88 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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