





Nestled within a SMALL AND PEACEFUL DEVELOPMENT of modern retirement homes, this charming two-bedroom GROUND FLOOR MAISONETTE is offered CHAIN FREE.

Guide Price: £245,000

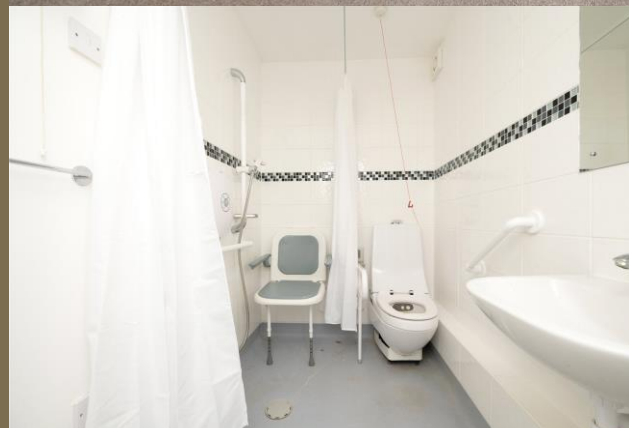
Well-presented throughout, the property offers comfortable and well-balanced accommodation including two bedrooms, a spacious living/dining room, a separate kitchen, and a practical wet room. Externally, the maisonette enjoys access to attractive communal grounds, providing a pleasant setting to relax and unwind, whilst further benefitting from on-site permit parking.

The development is only accessible to those aged 55 or more and is subject to a suitability meeting with the site representatives. Located just off Belmont Hill the location is excellent for easy access to St. Albans Cathedral, Verulamium Park and a wealth of local pubs and restaurants.

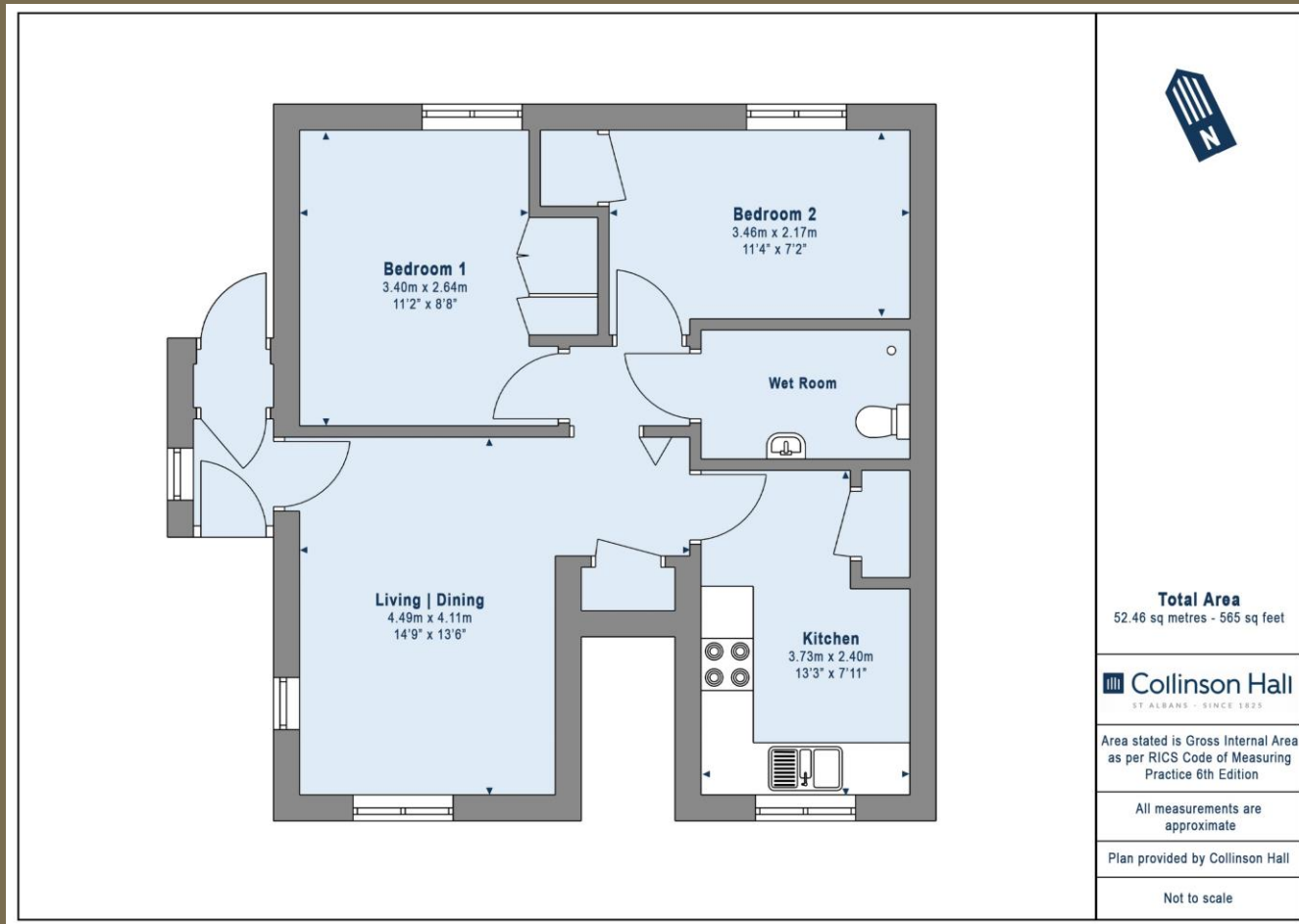
EPC Rating: D 65

Council Tax: Band D

Lease Information: TBC







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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