





**A well-positioned STUDIO APARTMENT set within A HANDSOME DETACHED CHARACTER BUILDING, which has been sympathetically converted and is IDEALLY LOCATED CLOSE TO ST ALBANS MAINLINE STATION, Clarence Park and the city's excellent range of amenities.**

**Guide Price: £175,000**

A well-positioned studio apartment set within a handsome detached character building, offering thoughtfully arranged accommodation and useful storage. The property comprises an entrance area leading into a bright living/bedroom space, providing room for both sleeping and relaxing. There is a separate fitted kitchen, a bathroom, and the added benefit of a useful storage area, making the apartment a practical and comfortable home.

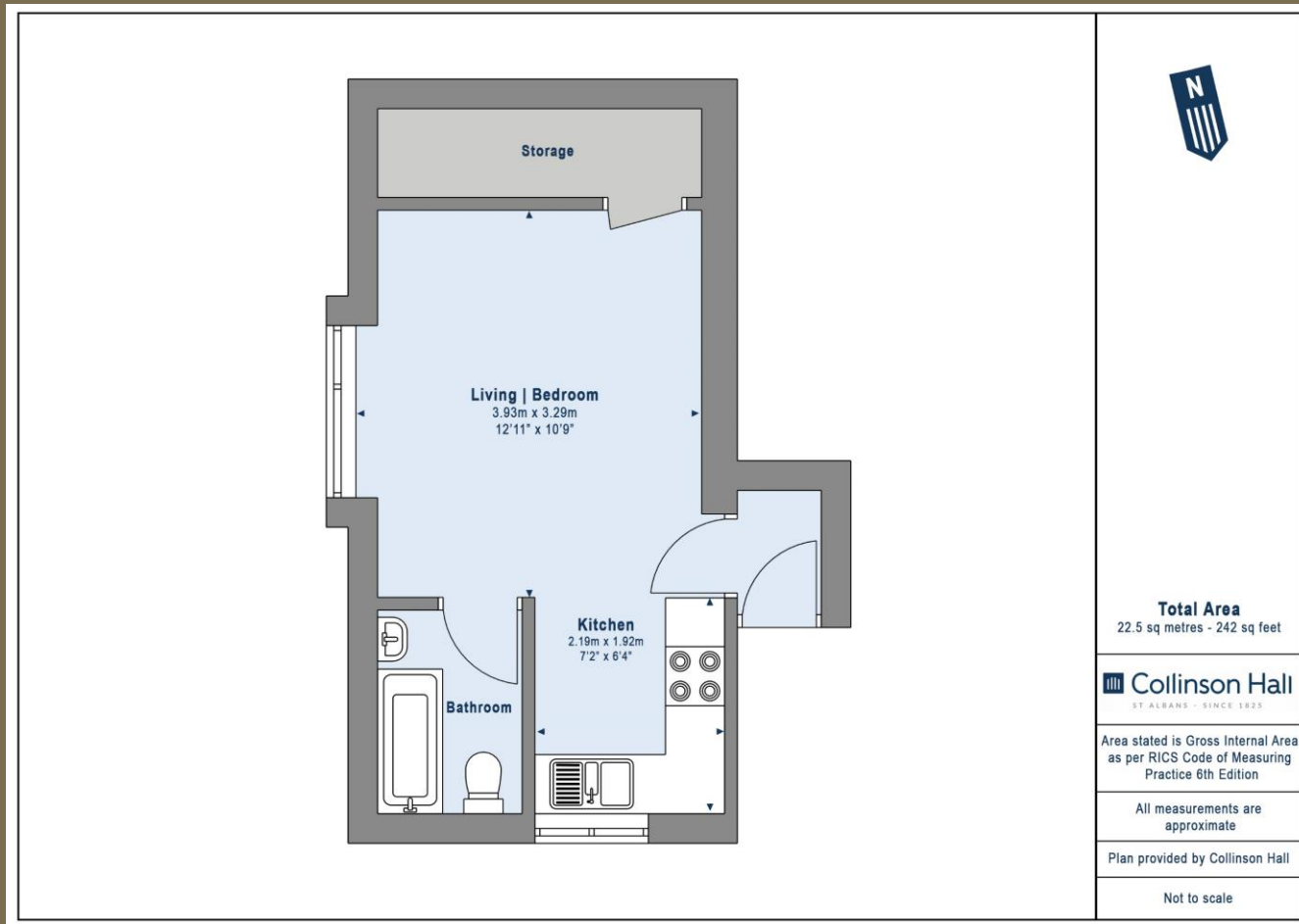
Beaconsfield Road is in a desirable, central location, moments from the mainline station where there are fast rail links into London. St Albans' extensive range of amenities are within walking distance and include restaurants, bars and The Odyssey Cinema, and Clarence Park is also within easy reach.

EPC Rating: 74 C

Council Tax Band: C

Lease Information: 125 years from 25 March 1987 with 85 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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City Centre Office: 9-11 Victoria Street | St Albans | Hertfordshire | AL1 3UB | Telephone: 01727 843222 | Email: stalbansmail@collinsonhall.co.uk

