





Nestled within a **SMALL DEVELOPMENT** of modern **RETIREMENT HOMES**, this charming **GROUND FLOOR** maisonette is offered to market in good order and **CHAIN FREE**.

Guide Price: £225,000

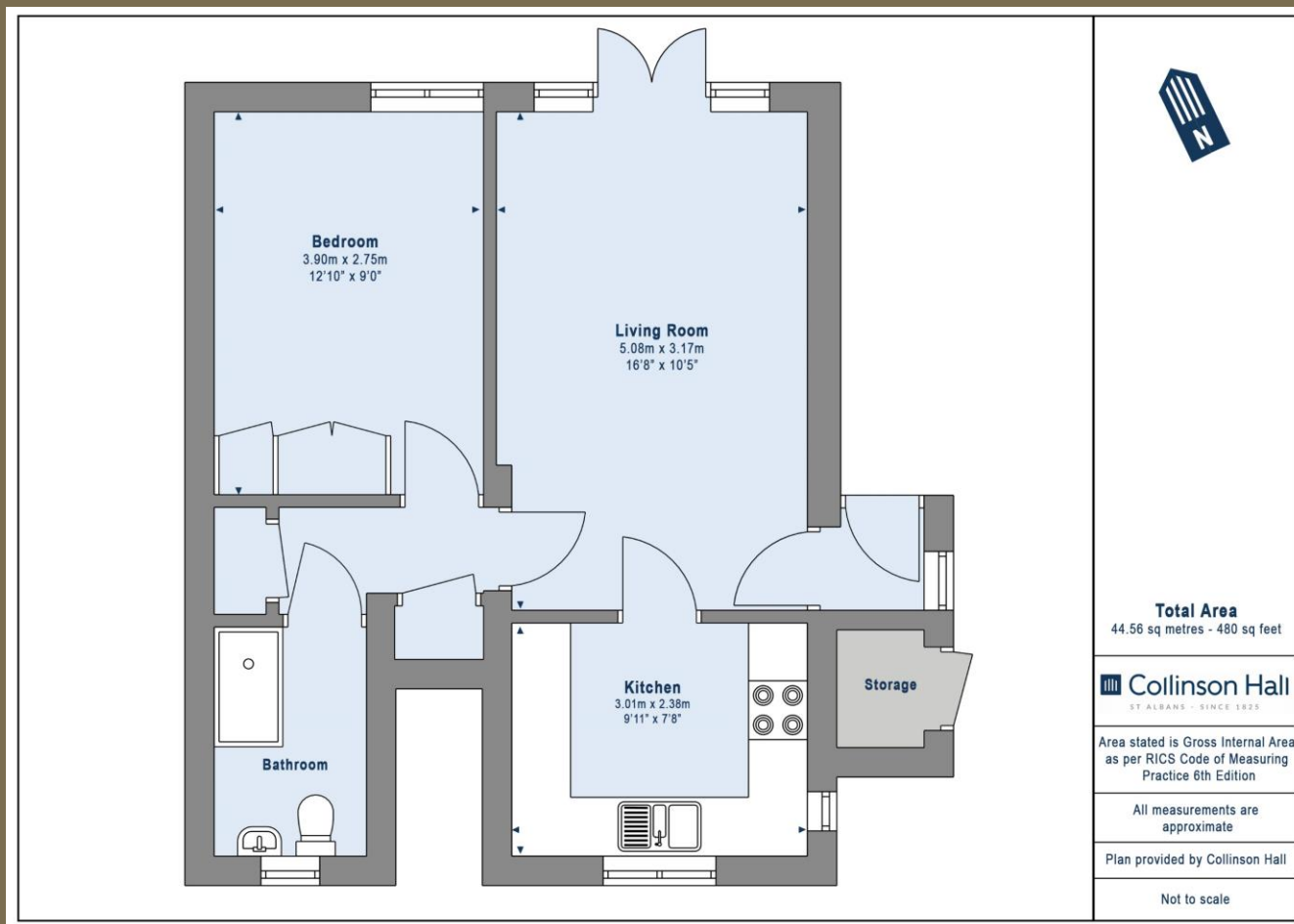
Nestled within a small development of modern retirement homes, this charming ground-floor maisonette is offered chain-free. The well-planned accommodation comprises a spacious living room with doors opening onto a pleasant courtyard garden, a separate fitted kitchen, a well-proportioned bedroom with built-in storage, and a bathroom. Further benefits include additional hallway storage and on-site permit parking.

The development is available to residents aged 55 and over, subject to a suitability meeting with the site representatives. Ideally positioned just off Belmont Hill, the property is within easy reach of St Albans Cathedral, Verulamium Park and the city's excellent selection of pubs, restaurants and amenities.

EPC Rating: D 57
Council Tax Band: C







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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