



Midland Place, 146 Victoria Street, St Albans, AL1 3TB

Price £500,000



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An opportunity to purchase a two bedroom split level maisonette forming part of a period conversion located within walking distance of St Albans city centre and mainline station.

The property enjoys a private entrance, living room/ dining room with high ceilings and exposed beams, kitchen, shower room and bedroom and on the lower ground floor there is another bedroom with an en suite bathroom and walk in wardrobe. The property benefits from allocated parking located to the side of the property.

Midland Place is ideally located on the corner of Victoria Street and Alma Road within walking distance of the mainline station with regular trains into London St Pancras and close to the city centre with its extensive shops, restaurants and bars and other leisure facilities.

This is an attractive proposition for both buy to let investors and professionals needing easy access to the mainline station.



ACCOMMODATION

Entrance

Pathway leading to front door opening into a porch then double doors into:

Living Room / Dining Room 18'10 x 13'3 (5.74m x 4.04m)

Dual aspect room, high ceilings and exposed beams, two radiators, feature fire place.

Kitchen 11'8 x 8'6 (3.56m x 2.59m)

Spotlights, exposed beam, a range of wall, base and drawer units, work surfaces over, sink with mixer tap, integrated cooker and fridge freezer, space for plumbing for washing machine, window to front.

Shower Room

Part tiled, WC, wash basin with vanity storage, window to rear.

Bedroom Two 10'4 x 8'1 (3.15m x 2.46m)

Radiator, window to rear.

LOWER GROUND FLOOR

Radiator, door to:

Bedroom One 18'9 max x 12'9 (5.72m max x 3.89m)

Radiator, exposed beam, window to front, walking in wardrobe, door to:

En-Suite

Tiled, bath with mixer tap and shower over, WC, wash basin, window to rear.

EXTERIOR

Front Garden

The property benefits from its own front garden, pathway to front door.



Rear Garden

Positioned to the side of the property is a gated walled patio style garden with access to front and rear

Parking

The property benefits from one allocated parking space situated to the side of the property and visitors parking to the rear of the development.

Viewing Information

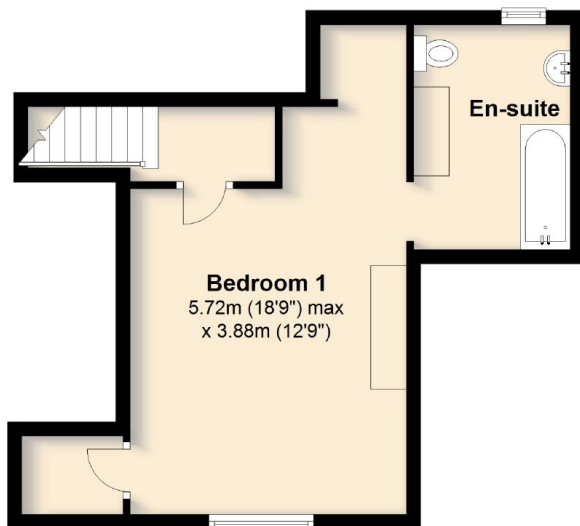
BY APPOINTMENT ONLY THROUGH PUTTERILLS, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED.

Environmental Impact Rating

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.

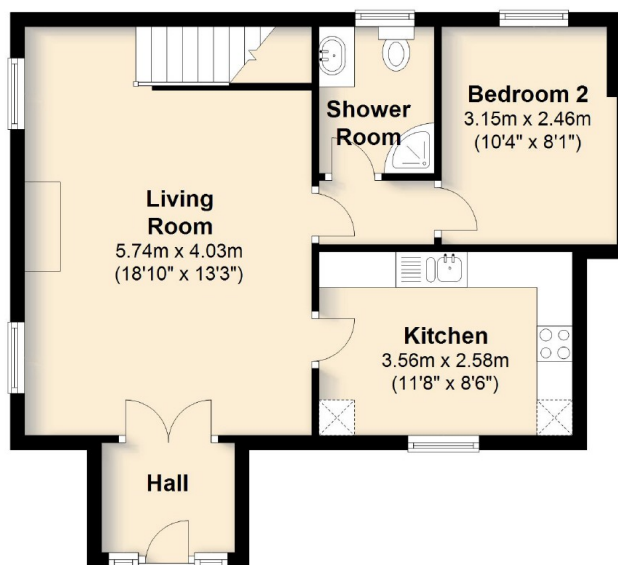
Basement

Approx. 34.0 sq. metres (366.0 sq. feet)



Ground Floor

Approx. 49.3 sq. metres (530.7 sq. feet)

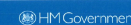


Total area: approx. 83.3 sq. metres (896.8 sq. feet)

Not to Scale. For identification purposes only.

Plan produced using PlanUp.

Energy Performance Certificate



Flat 3 Midland Place, 146, Victoria Street, ST. ALBANS, AL1 3TB

Dwelling type: Ground-floor flat Reference number: 0351-2815-7157-6763-2255

Date of assessment: 15 May 2017 Type of assessment: RICSAP, existing dwelling

Date of certificate: 15 May 2017 Total floor area: 74 sqm

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 3,093

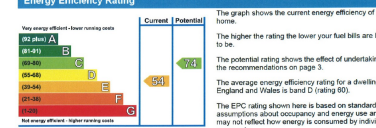
Over 3 years you could save: £ 1,392

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 210 over 3 years	£ 150 over 3 years	
Heating	£ 2,577 over 3 years	£ 1,242 over 3 years	
Hot Water	£ 297 over 3 years	£ 300 over 3 years	
Totals	£ 3,093	£ 1,792	You could save £ 1,392 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and coolers, and electricity generated by re-generation.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 303	✓
2 Internal or external wall insulation	£4,000 - £14,000	£ 927	✓
3 Floor insulation (suspended floor)	£800 - £1,200	£ 81	✓

See page 3 for a full list of recommendations for this property.

If you are interested in the recommended measures and how actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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