



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

Price £450,000





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

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

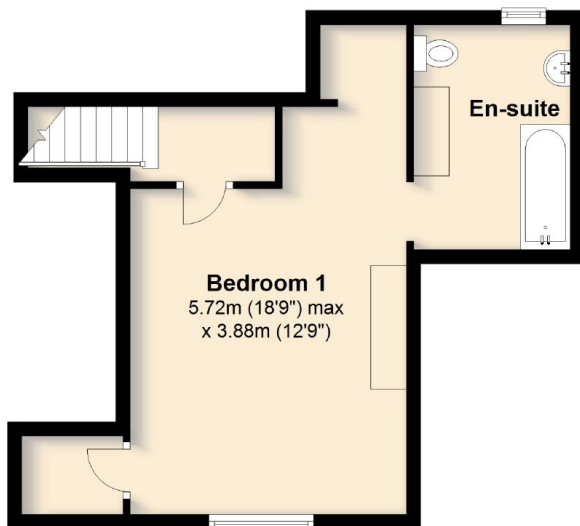
BY APPOINTMENT ONLY THROUGH PUTTERILLS, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED.

### 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.

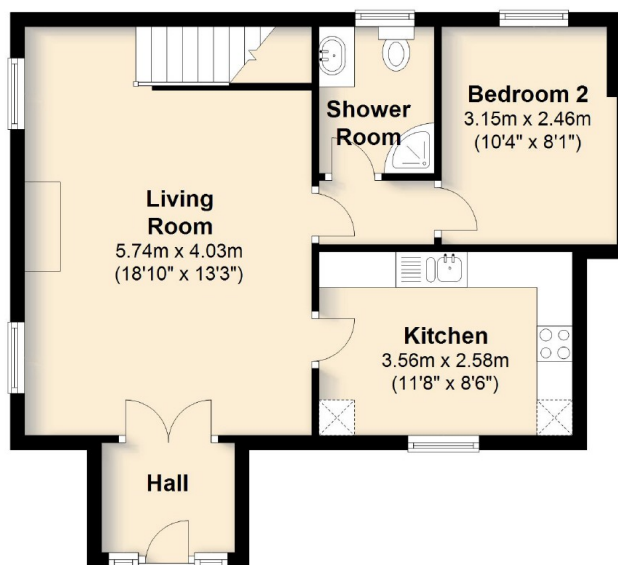
## Basement

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



## Ground Floor

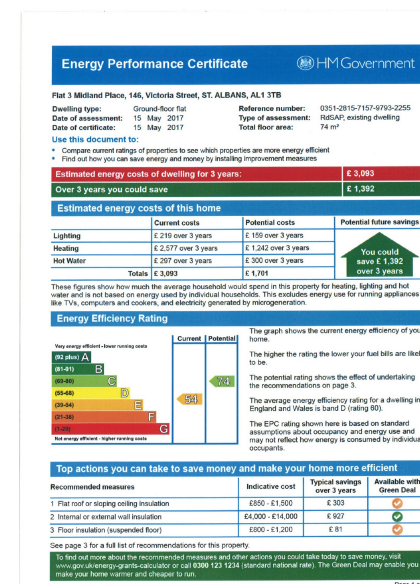
Approx. 49.3 sq. metres (530.7 sq. feet)



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

Not to Scale. For identification purposes only.

Plan produced using PlanUp.



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