



Mountbatten Close, St Albans, AL1 5AX

Price £245,000





## Mountbatten Close, St Albans, AL1 5AX

This one bedroom ground floor maisonette located in a quiet cul-de-sac is a great opportunity for a first time buyer or investor.

The property briefly comprises a fitted kitchen, large lounge, bedroom with plenty of storage space and a shower room.

Mountbatten Close is a peaceful residential location close to Nuffield Heath Club, there is also a shopping parade nearby on Cell Barnes Lane and the city centre and mainline station are a short drive or bus journey away.



ACCOMMODATION

Entrance Hall

Double glazed door to front, cupboard housing water tank, under stairs cupboard, radiator.

Study Area

Off hallway, telephone power point.

Living Room/Diner 14'6 x 11'5 (4.42m x 3.48m)

Radiator, television and telephone point, double glazed window to front with further double glazed window to side, door to:

Kitchen 9'10 x 8'2 (3.00m x 2.49m)

Fitted kitchen comprising a range of wall and base mounted units with wood effect work tops over, tiled front and splash backs, one and a half bowl sink and drainer, gas oven and hob, plumbing for washing machine, space for fridge freezer, central heating boiler, radiator, double glazed window to rear.

Bedroom 13' x 9'5 (3.96m x 2.87m)

Fitted wardrobes, radiator, television and telephone points, double glazed window to rear.

Shower Room

Suite comprising, shower cubicle, wash basin, low level wc, fully tiled walls, radiator, frosted double glazed window to rear.

EXTERIOR

Communal Grounds

Parking

On a first come first served basis.

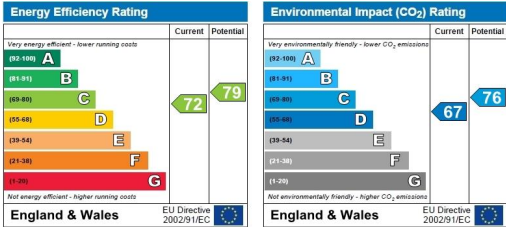
Viewing Information

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



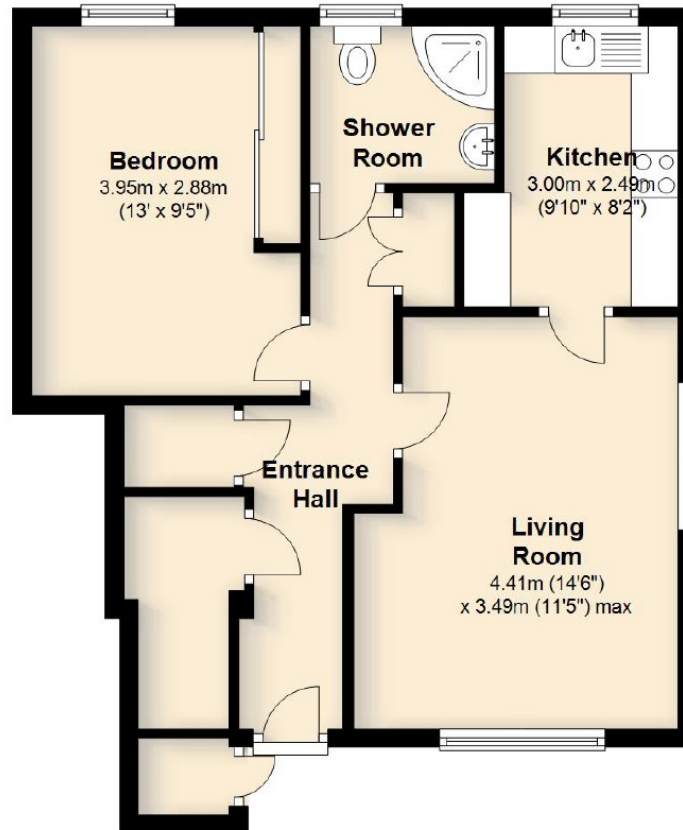
Environmental Impact Rating

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.



## Ground Floor

Approx. 49.1 sq. metres (528.2 sq. feet)



Total area: approx. 49.1 sq. metres (528.2 sq. feet)

Not to Scale. For identification purposes only. Garage not included in sq. footage.  
Plan produced using PlanUp.

IMPORTANT NOTICE: These particulars are for guidance only. Whilst every effort has been made to ensure the accuracy of the descriptions, plans and measurements, these are not guaranteed and they do not form part of any contract. We have not tested any of the services, equipment or fittings. No persons in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Interested parties should satisfy themselves as to the conditions of any such items considered material to their prospective purchase and may wish to consult an independent advisor. It should not be assumed that any of the articles depicted in these particulars are included in the purchase price.

Tel: 01727 898150  
37 Chequer Street  
St Albans  
Herts  
AL1 3YJ  
Email: [stalbans@putterills.co.uk](mailto:stalbans@putterills.co.uk)  
[www.putterills.co.uk](http://www.putterills.co.uk)

