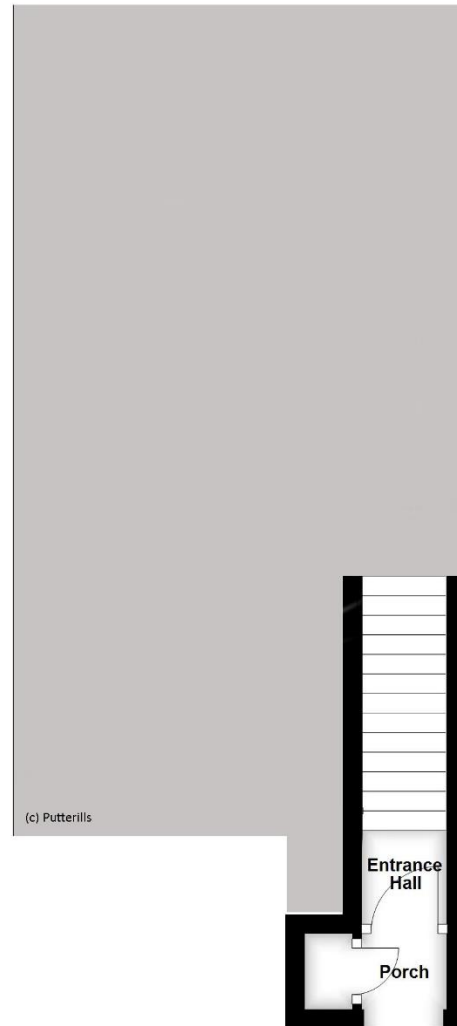
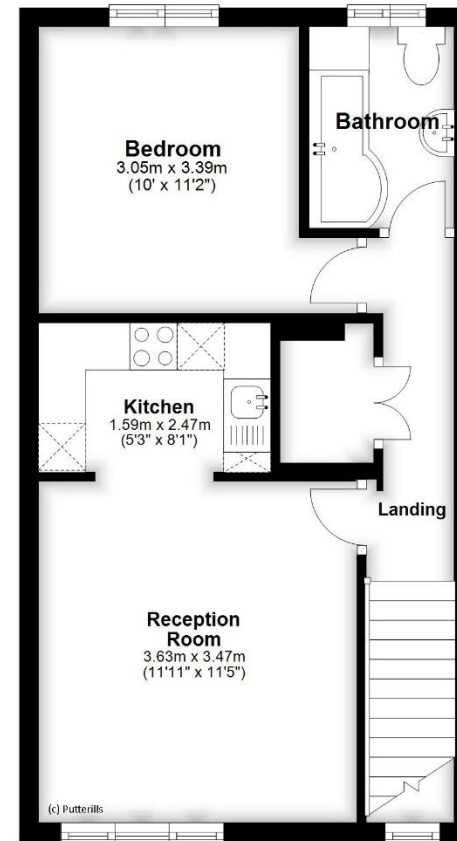




Ground Floor



First Floor



Total Area: approx. 399.5 sq ft (37.12 sq m) *plus storage cupboards*

(c) Putterills MMXXI

N.B. These plans are not to scale and are only intended as a guide

An extremely well presented **ONE BEDROOM FIRST (TOP) FLOOR MAISONETTE**, located within a small purpose built development constructed in the mid 1990's, located just off the Watford Road, Chiswell Green, St Albans, close to local amenities and with easy access to the M1, M25 and the City centre of St Albans.

The property has recently been refurbished to a high standard and would make an ideal 'First Time' purchase or 'Buy to Let' investment.

Internal viewing is recommended and strictly by appointment through Putterills of St Albans.

Features include:

** Replacement double glazed windows * Modern gas fired central heating to radiators * Reception Room * Stylish modern fitted Kitchen with integrated appliances * Double Bedroom * Modern stylish Bathroom suite * Communal Garden * Allocated parking space and Visitors Parking * Ideal 'First Time' purchase or 'Buy to Let' investment **



The Accommodation

Recessed Front Porch

External storage cupboard housing circuit breakers and utility meters. Obscure glazed front door leading to:

Entrance Hall

Stairs leading upto First Floor Landing.

First Floor Landing

Replacement double glazed window to front. Built-in double shelved storage cupboard. Access to part boarded loft with Vaillant gas fired combination boiler accessed via pull down ladder. Doors to all rooms.

Reception Room

11'11 x 11'5 (3.62m x 3.47m)

Replacement double glazed windows to front. Coved cornices. Radiator. Provision for wall mounted Television. Power sockets with USB charging points. Opening onto:

Kitchen

9' x 5'3 (2.74m x 1.59m)

Modern white high gloss fronted fitted wall and floor units with contrasting wood effect worktop surfaces and metro style tiled splashbacks. Blanco stainless steel single drainer sink unit with mixer tap. Hotpoint gas four ring hob with Stainless steel cookerhood above and Bosch oven below. AEG integrated; fridge/freezer and washer dryer, Integrated slimline dishwasher. Tiled flooring.

Bedroom

10' x 9'1 (3.05m x 2.78m plus door recess)

Replacement double glazed windows to rear. Coved cornices. Radiator. Provision for wall mounted television.

Bathroom

Modern white suite comprising P-shaped panelled bath with Mira digitally controlled shower and bath filler, mixer tap, pop up waste, height adjustable shower unit and curved shower screen. Wash hand basin with mixer tap and popup waste. Low level WC. Obscure replacement double glazed windows to front. Chrome heated towel rail. Extractor fan.

Exterior

Communal Grounds

Well kept Communal grounds to front and rear.

Garage & Parking

Allocated parking space and visitors parking.

Tenure

Leasehold - 125 year lease from 25th December, 1991 with a Ground Rent of £250 per annum.

Service Charge

£600 per annum, inclusive of Buildings Insurance.

Energy Performance Certificate

Band: D

Local Authority

St Albans City & District Council - Council Tax band C.



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All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on or form any part of a legal contract. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist the smooth progression of the sale.