



Queenslander, 28 Lemsford Road, St. Albans, AL1 3PB

- GROUND FLOOR MAISONETTE
- WELL PRESENTED THROUGHOUT
- ALLOCATED PARKING SPACE
- 5 MINUTES WALK TO CITY STATION
- 5 MINUTES WALK TO CLARENCE PARK
- 10 MINUTES WALK TO CITY CENTRE SHOPS

This lovely one bedroom ground floor maisonette is perfectly situated for first time buyers and commuters just 5 minutes walk from St. Albans city train station and within easy reach of popular Clarence Park and the city centre shops and restaurants. Forming part of a period conversion the property is well presented throughout and benefits from having its own separate entrance and allocated parking space in the residents car park.

Asking Price: £ 265,000



FRONT DOOR INTO:

OPEN PLAN LIVING ROOM/KITCHEN

17' 8" x 9' 10" (5.38m x 2.99m)

Two double glazed windows to front aspect, wood effect flooring, radiator. Kitchen: Comprising a range of wall mounted and floor standing units with worktop over, inset single bowl sink unit, 4 ring Induction hob, oven, plumbing for washing machine, space for fridge/freezer, wall mounted gas fired combination boiler, part tiled walls, extractor, double glazed window to side aspect.

BEDROOM

9' 3" x 8' 4" (2.82m x 2.54m)

Double glazed window to rear aspect, fitted wardrobe, radiator, wood effect flooring.

BATHROOM

7' 4" x 5' 3" (2.23m x 1.60m)

Suite comprising a panelled bath with mixer tap and shower attachment, pedestal handwash basin, low level wc, radiator, wood effect flooring, part tiled walls, extractor, double glazed window to rear aspect.

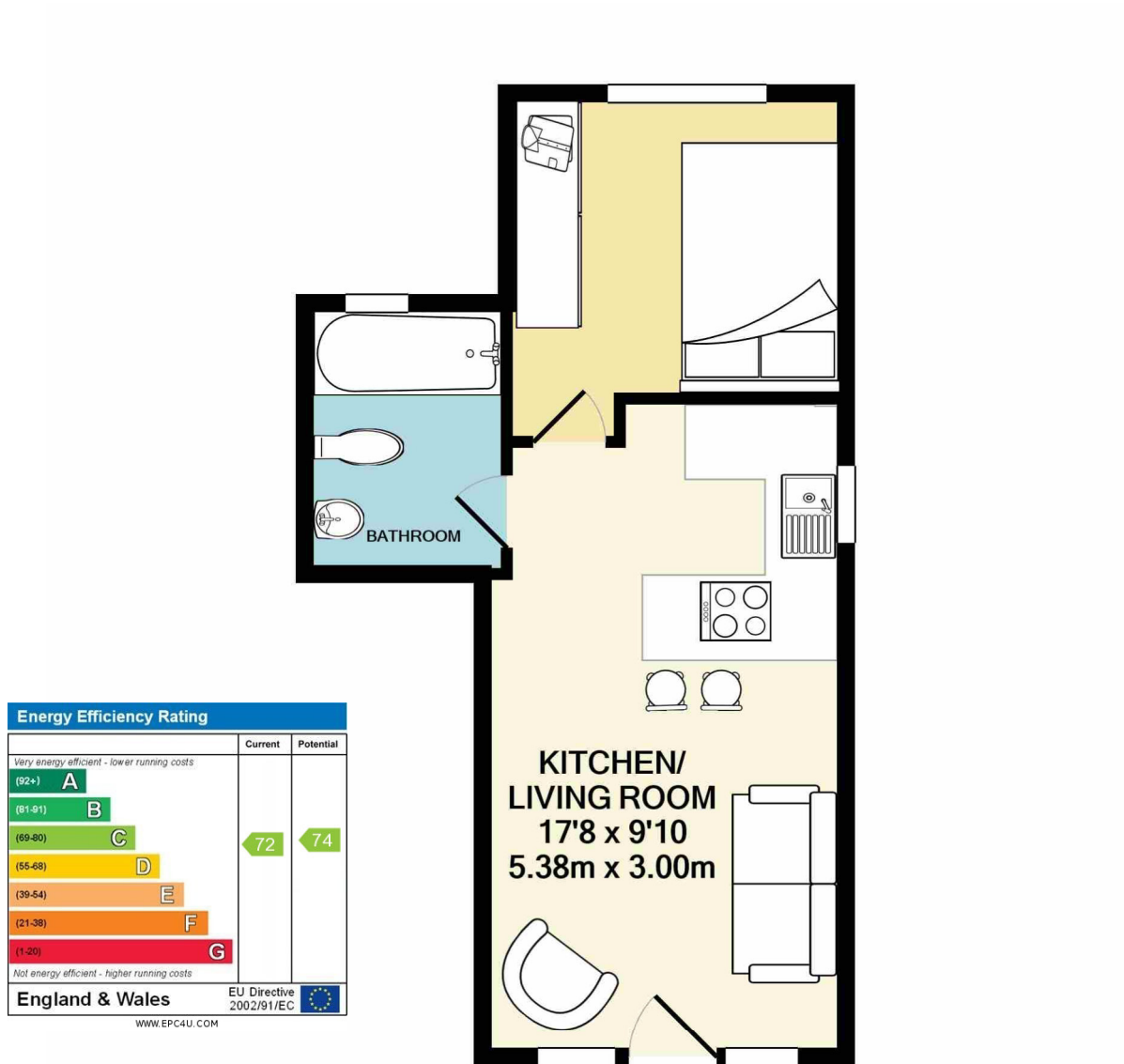
PARKING & COMMUNAL LAWN

One allocated parking space in residents car park, visitors spaces also available. Small communal lawn at rear of building.

LEASE & CHARGES

We understand the property is held on a lease with approximately 110 years remaining. The vendor currently pays £145 per month for service charges and £200 per annum ground rent.

Any intending purchaser will require their legal representative to verify the above information.



TOTAL APPROX. FLOOR AREA 293 SQ.FT. (27.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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PROPERTY MISDESCRIPTIONS ACT 1991:

The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose.

The buyer is advised to obtain verification from his or her Professional Buyer.

References to the Tenure of the property are based on information supplied by the Vendor.

The agents have not had sight of the title documents.

The buyer is advised to obtain verification from their Solicitor.

You are advised to check the availability of any property before travelling any distance to view.

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