



Briar Road, St. Albans, AL4 9TL

Guide Price £375,000 Leasehold

Frost's

A well-presented two double bedroom maisonette situated on the first floor of this small development close to local shops.

The excellent sized accommodation comprises a private entrance porch with stairs to the hallway, large living/dining room, fitted kitchen with several integrated appliances and a four-piece suite bathroom. Outside there is a private landscaped garden to the front and a garage situated in a block to the rear. Further benefits include double glazed windows, central heating and a long 999-year lease from new.

The property is situated 0.6 miles from Sandringham secondary school, less than a mile from Wheatfields primary school, and just 0.3 miles from Skyswood primary school and is being sold with no upper chain.

Briar Road is situated just a short walk from Marks & Spencer Foodhall, The Quadrant shopping parade, and popular Marshalswick schools. The mainline railway station to London St Pancras is situated approximately two miles away in St Albans city centre.

Energy Rating D
Council Tax Band C
Leasehold

- Two Double Bedrooms
- Large Living/Dining Room
- Fitted Kitchen
- Four-Piece Bathroom
- Private Landscaped Garden
- Garage In a Block and No Upper Chain
- Approx. rental value £1350-£1400 per month

Lease Details

Lease Length: 999 years from 24 June 1962

Service & Maintenance Charge: N/A

Ground Rent: Approx. £7.50 per year

Please Note – the details provided relating to the lease including have been supplied by the vendor therefore, Frost's take no responsibility for the accuracy of the information provided as we have not seen a copy of the original lease.

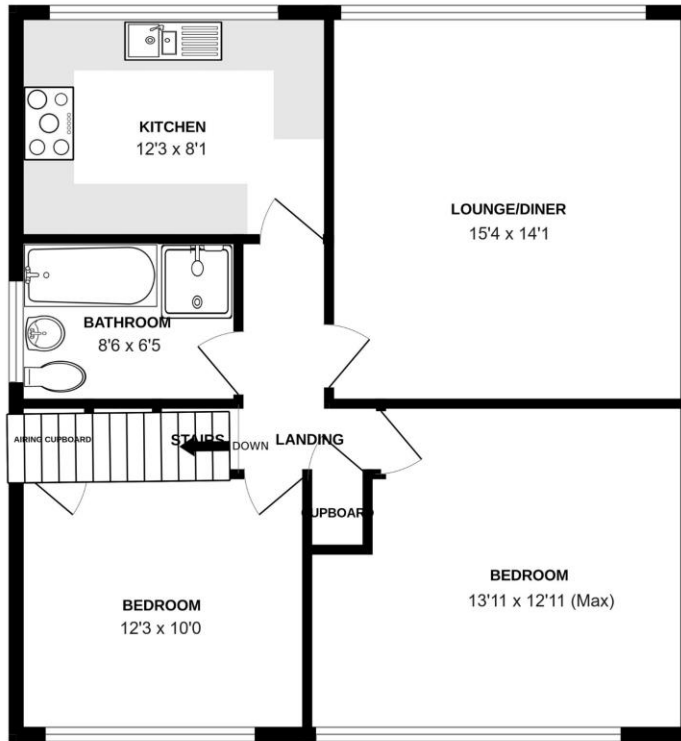
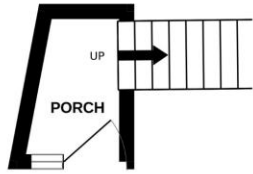




A well-presented two double bedroom maisonette situated on the first floor offered for sale with no onward chain

GROUND FLOOR
22 sq.ft. (2.0 sq.m.) approx.

1ST FLOOR
741 sq.ft. (68.9 sq.m.) approx.



TOTAL FLOOR AREA : 763 sq.ft. (70.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropex ©2023



Marshalswick 01727 852295 marshalswick@frosts.co.uk

61 The Quadrant, Marshalswick, AL4 9RF

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Frost's Estate Agents.

To conform with the Money Laundering Regulations 2019, we are required to confirm the identity of all clients. We use the services of Lifetime Legal Ltd who will contact you directly at an agreed time to do this. There is a nominal charge of £60 including VAT per transaction payable direct to Lifetime Legal. We are unable to commence marketing before checks are complete.

