



Beech Road, St. Albans, Hertfordshire, AL3 5AS

Guide Price £325,000 Leasehold

Frost's

Offered for sale with no onward chain is this well-presented three-bedroom duplex maisonette that would be perfect for a first time or investment purchase, ideally located moments close to highly regarded schools and St Albans city centre and mainline railway station.

The accommodation comprises of a entrance with stairs leading in to a dual aspect living room that offers far reaching views and open plan access to a fitted kitchen. An inner hall gives access to three sizable bedrooms and a fitted bathroom

This property is situated on Beech Road, above a small parade of local shops, and is approximately 1.3 miles from the city centre and mainline railway station to London St Pancras.

Energy Rating D  
Council Tax Band C  
Leasehold

- Three Good Sized Bedrooms
- Duplex maisonette
- Close to Highly Regarded Schools
- Dual Aspect Living Room
- Offers Far Reaching Views
- Open Plan Access to Fitted Kitchen
- Fitted Bathroom

## Lease Details

The property will be sold with a new 125 year lease.

The current owners, own the freehold and will be renewing the lease.

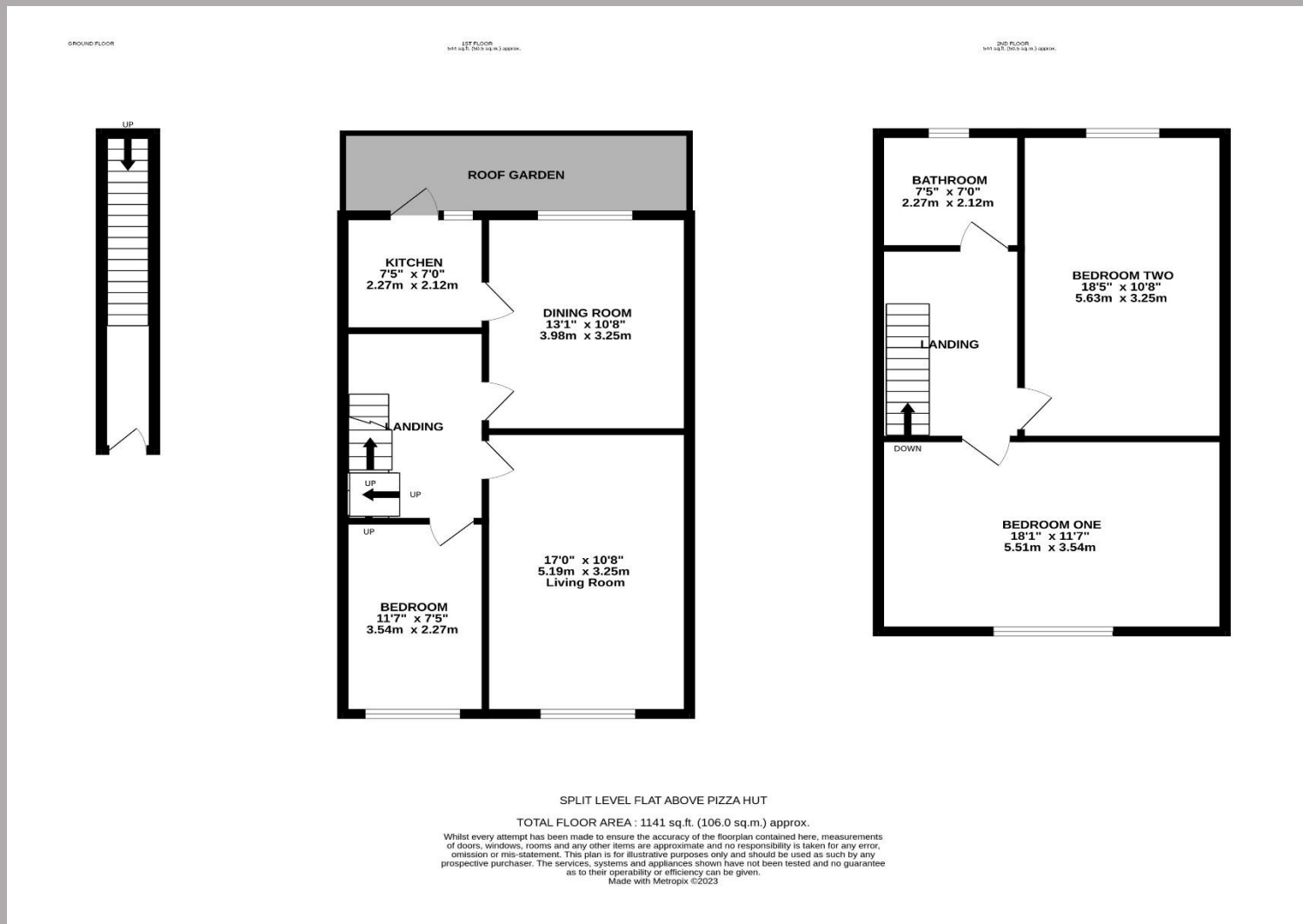
## Agent Note

If obtaining a mortgage, specialist lending may be required as this property is located above a food outlet.





*A three-bedroom duplex maisonette perfect for a first time or investment purchase. The property would look to achieve an approximate rental income of £1500 per month.*



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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.

