



Briar Road, St. Albans, Hertfordshire, AL4 9TL

£375,000

Leasehold

Frost's



Set in the coveted Marshalswick area of St Albans is this two double bedroom first floor maisonette with its own garden and garage in a nearby block.

The accommodation comprises a private entrance with stairs leading to the first-floor hallway, a bright southerly aspect living/dining room, kitchen/breakfast room, two generous sized bedrooms, and a shower room. Outside, the property boasts a front and side garden with established meadow areas, native hedging, and pond; all of which attract much wildlife. There is also the added convenience of a garage situated in a nearby block.

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 C  
Council Tax Band C  
Leasehold

- Two Double Bedrooms
- First Floor Maisonette
- Own Private Garden
- Garage in a Block
- Private Entrance
- Bright Southerly Aspect Living/Dining Room
- Well Appointed Kitchen/Breakfast Room
- Shower Room
- Front and Side Garden

## Lease Details

Lease Length: 999 years from and including 24 June 1962

Service & Maintenance Charge: 0

Ground Rent: Approx £15 per annum

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.

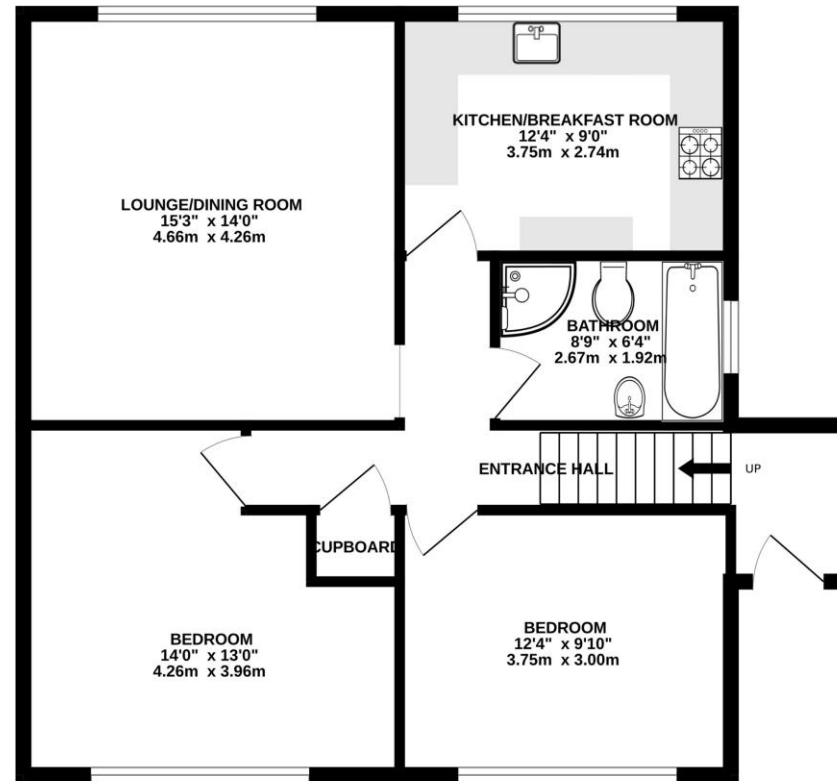






*A two double bedroom first floor maisonette with its own garden and garage*

GROUND FLOOR  
768 sq.ft. (71.4 sq.m.) approx.



TOTAL FLOOR AREA: 768 sq.ft. (71.4 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 is to their operability or efficiency can be given.  
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