



Cassius Drive, Kings Park, St. Albans, AL3 4GD

Offers Over £500,000

Freehold

Frost's

Located on the Kings Park development in St Albans, a two bedroom, two bathroom freehold detached coach house, 0.3 miles from Verulamium Park. The property is situated on the first floor with no other dwelling above or below and is offered with no upward chain.

With elevated views overlooking The Green, this property comprises of an entrance hall with alarm system and storage cupboard, open plan triple aspect kitchen/living area with high ceilings and south-facing balcony to the side and fully fitted appliances including oven, fridge/freezer, dishwasher and washer/dryer; as well as two double bedrooms; main bedroom with fitted wardrobes and en-suite in addition to a family bathroom.

The property benefits from a driveway providing off street parking for two cars, a large loft space and communal gardens surrounding the property.

Situated 1.8 miles from the St Albans City train station, 0.9 miles from St Albans Abbey Station, 1.2 miles from the city centre, 0.3 miles from Verulamium Park and 0.4 miles from the local Waitrose and well positioned for access to the M1 and M25 motorways.

Energy Rating Awaited

Council Tax Band C

Freehold





Features

- Two Double Bedrooms
- Open Plan Kitchen/Reception Room
- Front and Side Balcony (South-facing)
- Bathroom & En-Suite Shower Room
- Driveway Parking
- Boarded Loft Space
- Freehold
- No upward Chain

Agent Note

Please note there is a service charge for estate maintenance approx £360 per year. This includes cutting of the hedges that border the property and grass on the green that the property overlooks.



*A two bedroom, two bathroom
freehold detached coach house*





Offered for sale with no onward chain

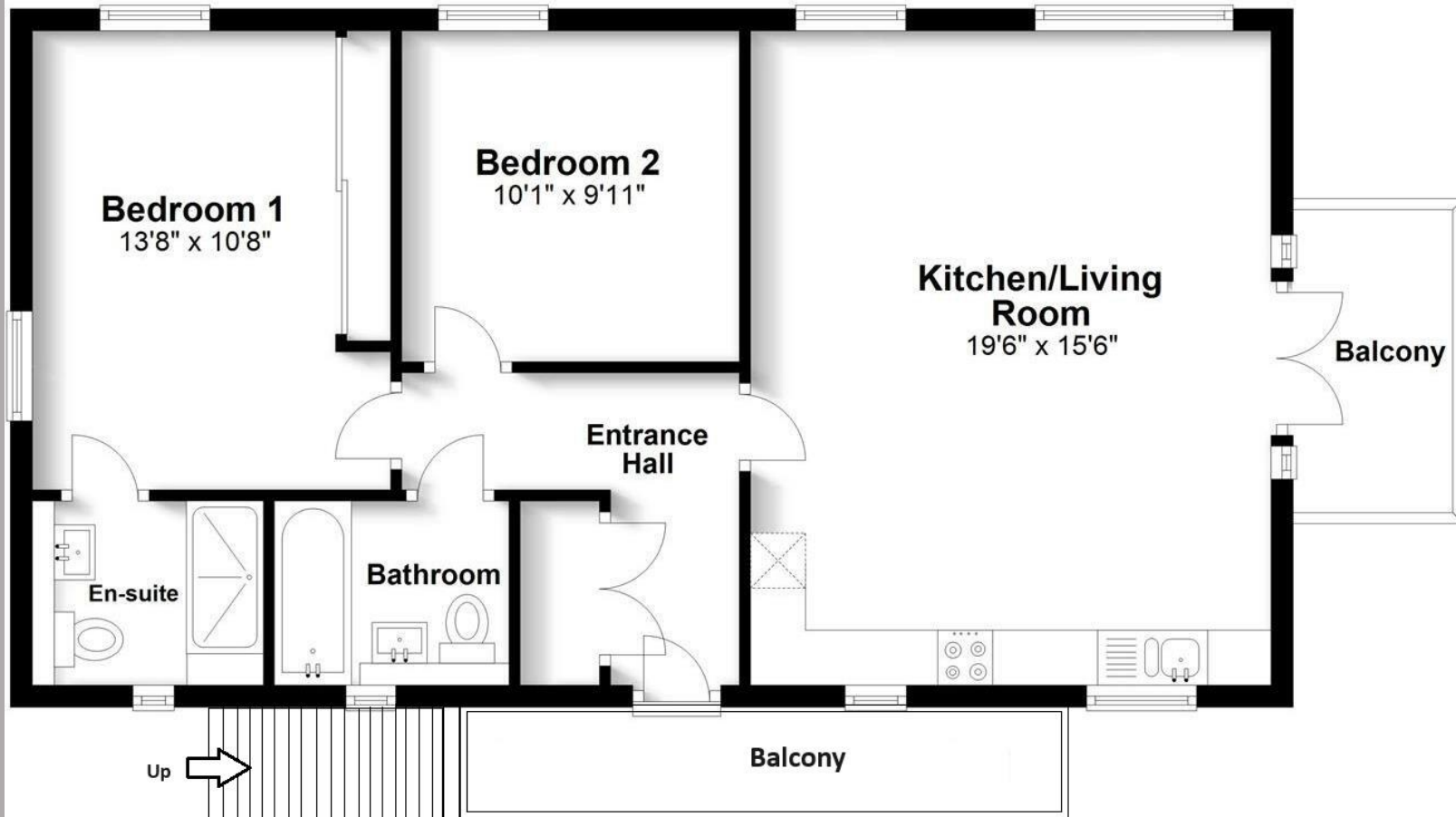






First Floor

Approx. 720.7 sq. feet



Total area: approx. 720.7 sq. feet

For guidance purposes only. Not to scale.

Plan produced using PlanUp.

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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.

