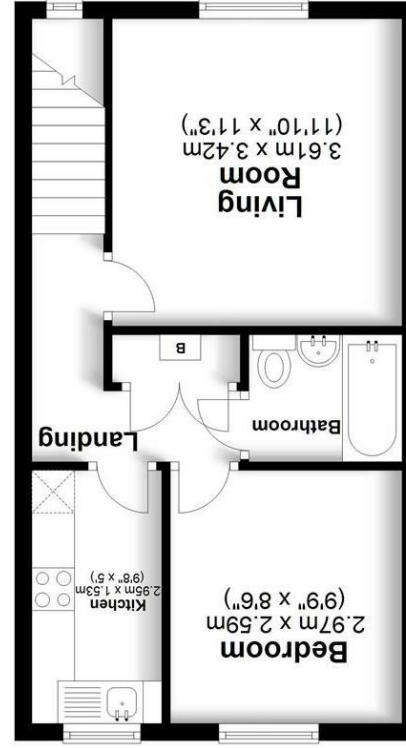


Energy Efficiency Rating	
Potential	77
Current	74
England & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
(92 plus) A	(81-91) B
(69-80) C	(55-68) D
(39-54) E	(21-38) F
(1-20) G	

Environmental Impact (CO ₂) Rating	
Potential	
Current	
England & Wales EU Directive 2002/91/EC Not environmentally friendly - higher CO ₂ emissions Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	(81-91) B
(69-80) C	(55-68) D
(39-54) E	(21-38) F
(1-20) G	

Total area: approx. 35.2 sq. metres (378.7 sq. feet)



Approx. 35.2 sq. metres (378.7 sq. feet)





A superb one bedroom first floor maisonette with garage and parking located to the south side of St Albans in the popular Chiswell Green area. The property will be sold with a newly extended lease, is presented in good decorative order throughout and provides access to a well maintained communal garden. In our opinion this property would make a fantastic first time purchase on investment opportunity.

Service Charge
£1,112 per annum.

Ground Rent
£75 per annum.

Entrance

A UPVC private front door with stairs leading to first floor.

Landing

Window to front. Radiator. Airing/Storage cupboard housing Gas combination boiler. Access to loft storage.

Living Room

Double glazed window to front. Coved ceiling. Radiator.

Kitchen

Double glazed window to rear. A range of wall and base mounted units with work surfaces over. Inset stainless steel sink units with mixer tap and tiled splash backs. Integrated oven with electric hob and extractor, fridge/freezer and washing machine. Radiator. Tiled flooring.

Bedroom

Double glazed window to rear. Radiator.

Bathroom

A modern well fitted suite comprising: Panelled bath with mixer tap, electric shower and glazed screen. Pedestal wash hand basin. WC. Part tiled walls and tiled flooring. Radiator. Down lighters and extractor fan.

Communal Garden

Well maintained area to the front of the properties with a communal lawned garden area to rear.

Garage & Parking

A full size garage with metal up and over door.

Lease

82 years remaining.

