 2 Bedrooms

 1 Bathroom

 2 Receptions

 Communal

 On-Street Parking

 EPC Band D

Leasehold (84 years remaining)

Service Charge:
£3,120.46 per annum

Ground Rent:
£120.00 per annum

Council Tax Band:
D £2,368.36 (2026/2027)

Local Authority:
St Albans City & District Council



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for life's great moves

Woodstock Road North, St Albans, AL1 4QE

Guide price of £430,000

Spacious 2-bedroom ground floor maisonette in a desirable development, offered with no onward chain.

Description

Set amongst beautifully maintained communal grounds in an exclusive development, this two double-bedroom maisonette is positioned on the ground floor and boasts its own front door. The property is well-presented with lovely herringbone flooring throughout. At the hall's end, two spacious reception rooms feature large windows, and sliding doors can connect the two, offering excellent flexibility. There are two well-sized bedrooms, the larger with an attractive bay window, and a modern kitchen overlooking the gardens, well-planned with ample wall and base cupboards plus space for appliances. The property includes a separate bathroom and WC, both accessed from the hall. Externally, beautifully landscaped gardens offer a delightful outdoor space to relax.

Location

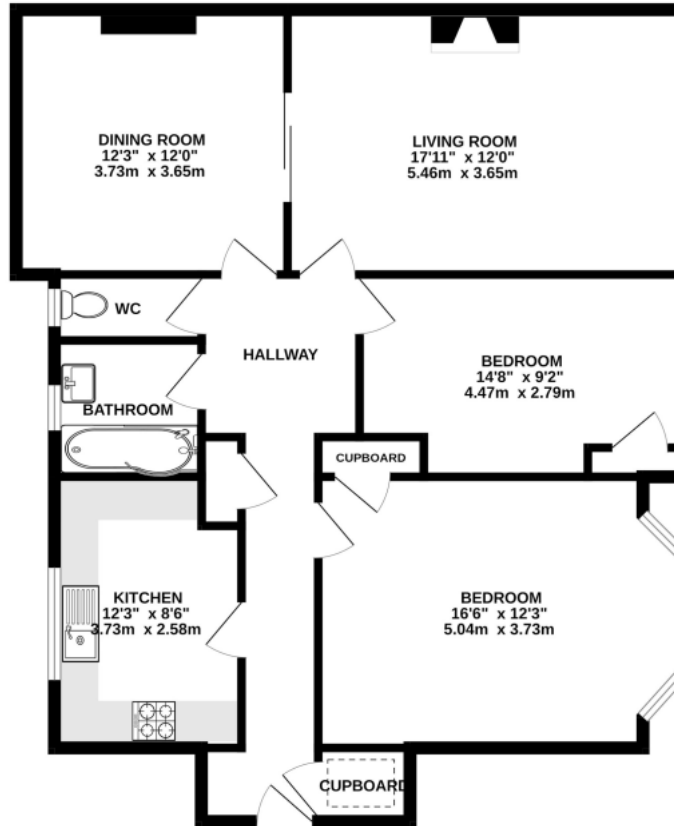
Wickwood Court, on Woodstock Road North, is a short walk from St Albans City Station with fast rail links to London. Local shops, including M&S at The Quadrant, are just over half a mile away, and St Albans city centre is easily reached.



In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.







TOTAL FLOOR AREA : 802sq.ft. (74.5 sq.m.) approx.
 This floor plan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such

Important Information These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.



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