

 2 Bedrooms

 1 Bathroom

 1 Reception

 Private Garden

 EPC Band D

Leasehold (88 years remaining)

Service Charge:
£617.86 per annum

Ground Rent:
£10.00 per annum

Council Tax Band:
C £2,105.21 (2026/2027)

Local Authority:
St Albans City & District Council



A well-balanced two-bedroom ground floor maisonette with a large rear garden, beautifully presented.

Description

Situated on the sought-after Abbots Avenue West in St Albans, this well-presented ground floor two-bedroom maisonette offers comfortable living, complemented by a generous private rear garden. The property features a bright and spacious living room, a well-equipped separate kitchen, two good-sized bedrooms, and a modern family bathroom. The layout is thoughtfully arranged, providing excellent space for first-time buyers and those looking to downsize. Presented in good condition throughout, the property offers a welcoming feel and provides an ideal opportunity to move straight in, while also offering scope for personal touches. A particular highlight is the large private rear garden, providing an excellent outdoor space for relaxing, entertaining and enjoying the warmer months. Additionally, there's the benefit of a separate office/study, perfect for those working from home.

Location

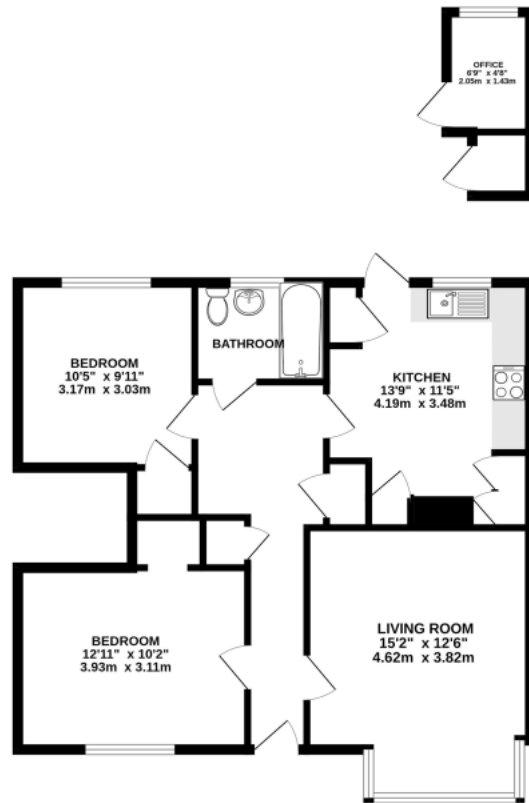
Abbots Avenue West is a popular residential spot in St Albans, near local amenities, schools, and parks. The city centre, with its shops, cafés, and leisure options, is easily accessible, while transport links offer easy access to London and beyond.

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: 778 sq.ft. (72.3 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.