



**Connells**

Kenton Gardens  
St. Albans



### Property Description

A well-presented two bedroom ground floor maisonette ideally located close to St Albans town centre, offering easy access to a wide range of shops, restaurants and amenities, and just 0.4 miles from St Albans City Station, providing excellent links into London.

The property features two large double bedrooms and a bright, spacious lounge with an attractive bay window, providing a welcoming living space. The fitted kitchen is well equipped with a gas hob, electric oven and space for a washing machine. A newly fitted modern shower room completes the internal accommodation. Externally, the home benefits from a private rear garden with a patio area, ideal for outdoor entertaining or relaxing. Further advantages include off-road parking for up to three cars, a rare and highly desirable feature in this location.

Kenton Gardens is conveniently located close by to St Albans City Centre which provides an excellent selection of shopping and leisure facilities along with a mainline railway station to London St Pancras and well-regarded Primary and Secondary schools. The property is within easy reach of the major motorway networks including the M1, M25 and A1.

This maisonette would make an ideal home for professionals, couples or investors seeking a property close to local amenities, green spaces and excellent transport links. Early viewing is highly recommended.



## Hall

## Living Room

14' 2" max x 10' 6" max ( 4.32m max x 3.20m max )

## Kitchen

10' 6" max x 7' 4" max ( 3.20m max x 2.24m max )

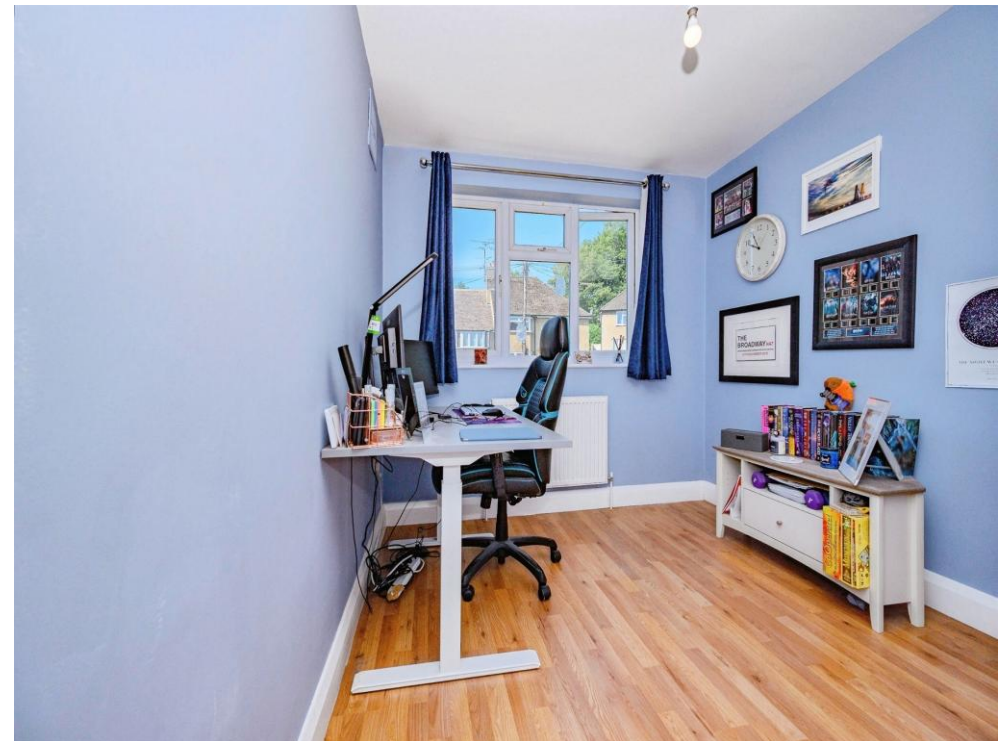
## Bedroom One

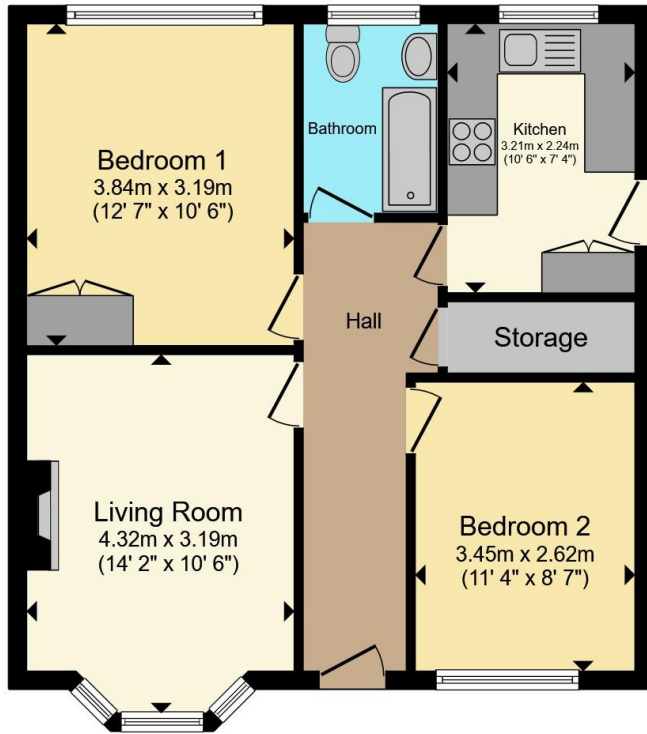
12' 7" max x 10' 6" max ( 3.84m max x 3.20m max )

## Bedroom Two

11' 4" max x 8' 7" max ( 3.45m max x 2.62m max )

## Bathroom

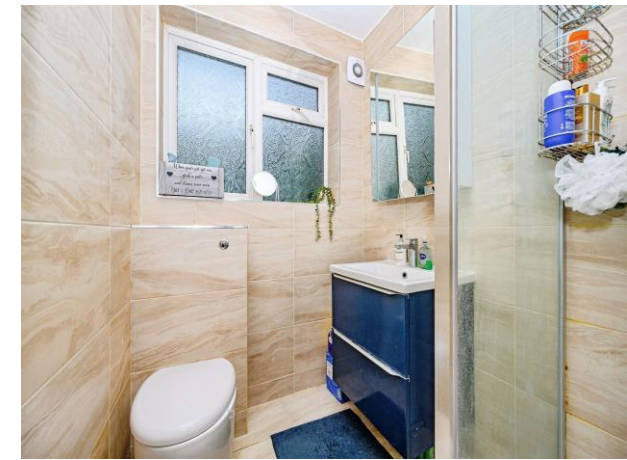




Total floor area 56.7 m<sup>2</sup> (610 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**



To view this property please contact Connells on

**T 01727 851 100**  
**E [marshalswick@connells.co.uk](mailto:marshalswick@connells.co.uk)**

5 Wycombe Place The Quadrant Marshalswick  
 ST ALBANS AL4 9RH

EPC Rating: D Council Tax  
 Band: C

Service Charge: Ask  
 Agent

Ground Rent:  
 200.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/MWK306171](http://connells.co.uk/Property/MWK306171)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: MWK306171 - 0007